Prepared By & Return To:
Southern Title, LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075
20-0274

Karen Johnson Davidson County
Batch# 560729 **DEEDWARR**
01/26/2021 09:47:27 AM 2 pgs
Fees: $13.00 Taxes: $1,387.50

20210126-0011190

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 375,000.00

Kim Gillespie
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 22nd day of January, 2021

Notary Public

Commission Expires: 8/20/24

CASSIE PULLEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES AUGUST 20, 2024

Address of New Owner	Send Tax Bills To:	Map & Parcel
Stephen M. Kough 109 Tyne Boulevard Old Hickory, TN 37138	NEW OWNER	053-12-0-201.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

James Ronald Morrison, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Stephen M. Kough

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being the southeast part of Lot No. 23 of Section 2, of the Life & Casualty Insurance Company's Subdivision of Dabbs & Elliott's Property known as Dupontonia, as of record in Book 843, Page 56, said Register's Office, described according to survey made by John M. Sullivan, Civil Engineer, August 15, 1957, as follows:

BEGINNING on the northerly margin of Old Hickory Boulevard at an iron pin at the corner of Lots Nos. 22 and 23; thence with the line between said two lots North 41 degrees 31 minutes East 150 feet to an iron pin; thence North 48 degrees 28 minutes West 140 feet to an iron pin; thence South 41 degrees 31 minutes West 150 feet to the northerly margin of Old Hickory Boulevard; thence with said Boulevard South 48 degrees 28 minutes East 140 feet to the beginning.

INCLUDED in the above description, but specifically EXCLUDED from this conveyance is that property conveyed to the State of Tennessee by Right of Way Deed of record in Book 4986, Page 496, said Register's Office.

BEING the same property conveyed to James Ronald Morrison, unmarried, by Warranty Deed from Walter D. England and wife, Earlene S. England, dated 9/18/1987 and recorded 9/21/1987 in Book 7357, Page 891, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3325 Old Hickory Boulevard Old Hickory, TN 37138.

Record and Return to:
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Hendersonville, TN 37075

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 19th day of January, 2021.

James Ronald Morrison

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **James Ronald Morrison** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 19th day of January, 2021.

Notary Public
My Commission Expires: 8·20·24

(Notary Seal)

