Karen Johnson Davidson County
Batch# 582468 DEEDWARR
03/03/2021 08:53:30 AM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20210303-0027131

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-748

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 2nd day of March, 2021

Notary Public

Commission Expires: _____

SANDRA L. MITSOS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires 06-25-2024

Address of New Owner	Send Tax Bills To:	Map & Parcel
Allison Morgan Ullein 5636 Dory Drive Antioch, TN 37013	Highlands Residential Mtg 12001 N. Central Expressway Ste. 750 Dallas, TX 75243	151-09-0B-072.00-CO

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,

Melissa L. Morris and Freddie Morris, wife and husband

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

Allison M. Ullein, a single woman

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 Lot No. 70 on the Plan of Phase 1-B, Lakeside Cove at Percy Priest, of record in Instrument No. 20050110-0003257, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Melissa L. Morris and husband, Freddie Morris by Warranty Deed from Centex Homes, a Nevada General Partnership of record in Instrument No. 20051214-0150143 Register's Office for Davidson County, Tennessee, dated December 9, 2005 and recorded on December 14, 2005. (Value of consideration shown in aforementioned deed $188,040.00.)

Being also known as 5636 Dory Drive Antioch, Tennessee 37013.

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: 5636 Dory Drive, Antioch, TN 37013

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 used, 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 2nd day of March, 2021.

Melissa L. Morris

Freddie Morris

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Melissa L. Morris and Freddie Morris** 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 Brentwood, Tennessee this 2nd day of March, 2021.

Notary Public
My Commission Expires:

Jonathan Paul Lucas, Esq
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires October 6, 2024

Tennessee Certification of Electronic Document

I, Sandy Mitsos (Signer's Name), do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Sandy Mitsos (Signature)

State of Tennessee

County of Wilson

Personally appeared before me, Beverly J. Heatherly (Notary's Name), a notary public for this county and state, Sandy Mitsos (Signer's Name), who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Beverly J. Heatherly (Notary's Signature)

MY COMMISSION EXPIRES: 05-09-23

NOTARY'S SEAL

BEVERLY J. HEATHERLY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0241
00569731