Karen Johnson Davidson County
Batch# 629802 DEEDWARR
05/06/2021 08:04:30 AM 3 pgs
Fees: $18.00 Taxes: $962.00
20210506-0060643

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of April, 2021.

Notary Public
MY COMMISSION EXPIRES: 3/6/24
File No. G21-12648

KELLY SLAGLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2024

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Option Rentals Inc. (NAME)	New Owner (NAME)	034-01-0-039.00
814 Meadowlark Lane (STREET ADDRESS)	(STREET ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Ronald Lewis Carr and Jamie Ann Carr, husband and wife, Kathy Jo Morgan and Micky E. Morgan, wife and husband,,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Option Rentals Inc.**, 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. 63 on the Plan of Echo Meadows, a plat of which is of record in Book 2331, Page 64, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of the said property.

BEING the same property conveyed to Ronald Lewis Carr and wife, Jamie Ann Carr, a one-half (1/2) undivided interest, and Kathy Jo Morgan and husband, Micky E. Morgan, a one-half (1/2) undivided interest, subject to a Life Estate in Jo Ann Carr, by Quitclaim Deed from Jo Ann Carr, a widow, dated 8/8/2008 and recorded 8/11/2008 in Instrument Number 20080811-0082376, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Subject to Agreement for Dedication of Sanitary Sewers (as to subject property specifically) of record in Book 4363, Page 39, Register's Office for Davidson County, Tennessee.
2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 2331, page 64, Register's Office for Davidson County, Tennessee.

The 2020 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.
The signature of Jo Ann Carr is signed by her duly appointed Attorney-in-fact Kathy Jo Morgan, pursuant to the Power of Attorney recorded in Instrument # 202105060060642 said Register's Office.

This is improved property, known as 811 Meadowlark Lane, Goodlettsville, TN 37072.

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 do 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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 30th day of April, 2021.

Ronald Lewis Carr

Ronald Lewis Carr

Jamie Ann Carr

Jamie Ann Carr

Kathy Jo Morgan

Kathy Jo Morgan

Micky E. Morgan

Micky E. Morgan

Jo Ann Carr by Kathy Jo Morgan ATTY-IN-FACT

Jo Ann Carr by Kathy Jo Morgan, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of April, 2021, before me personally appeared Ronald Lewis Carr, Jamie Ann Carr, Kathy Jo Morgan, Micky E. Morgan and Kathy Jo Morgan, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 30th day of April, 2021.

D. TODD MOLLAR STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 08-27-2022

Notary Signature
My commission expires:

STATE OF Tennessee
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Kathy Jo Morgan, Attorney-in-Fact for Jo Ann Carr, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 30th day of April, 2021.

D. TODD MOLLAR STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 08-27-2022

Notary Public My Commission Expires:

TENNESSEE NOTARIAL CERTIFICATE
(COPY CERTIFICATION OF ELECTRONIC DOCUMENT)

I, Trudy Milliken, 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.

Signature

State of Tennessee

County of Sumner

Personally appeared before me Heather Case, a notary public for this county and state, Trudy Milliken who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Heather L Case
Notary's Signature

Seal (if on paper)

HEATHER L CASE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

My commission expires: 7/2/2024