WARRANTY DEED

Karen Johnson Davidson County
Batch# 632115 DEEDWARR
05/10/2021 11:42:30 AM 3 pgs
Fees: $18.00 Taxes: $906.50
20210510-0062373

G-SB-VRES-21-8109

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES: 03-03-2025
(AFFIX SEAL)

EMILY B. HEBERT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Douglas James Morin and Holly Renee Morin	Primary Residential Mortgage Inc.	
(NAME) **8109 Stacy Square Ct**	(NAME) 1480 North 2200 West	**128-10-0-215.00**
(ADDRESS) **Nashville, TN 37221**	(ADDRESS) Salt Lake City, UT 84116	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **KAYLA C. HARRELL, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DOUGLAS JAMES MORIN AND HOLLY RENEE MORIN, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Situate in the County of Davidson, State of Tennessee, Described as Follows, to-wit: Land in Davidson County, Tennessee, Being Lot No. 8-B (Northeasterly Portion of Zoned Lot 8) on the Plan Zone Lot Division Stacy Square Townhomes, Stacy Square, Section 7, of Record in Plat Book 5200, Page 467, Amending Book 5200, Page 438, Register's Office for Davidson County, Tennessee, to Which Plan Reference Is Made for a More Complete Description. Subject to: All Matters Shown on the Plat of Record in Plat Book 5200, Page 467, Amending Plat Book 5200, Page 437, in the Register's Office for Davidson County, Tennessee; and Covenants, Conditions, Easements and Restrictions of Record in Book 5973, Page 335 as Amended of Record in Book 6307, Page 866, in the Register's Office for Davidson County, Tennessee, Together With All Amendments Thereto.

Being the same property conveyed to Kayla C. Harrell, a married woman by Quitclaim deed from Kayla C. Darks now known as Kayla C. Harrell, a married woman of record in Instrument No. 20201218-0150574 Register's Office for Davidson County, Tennessee, dated November 09, 2020 and recorded on December 18, 2020.
Being the same property conveyed to Kayla C. Darks, an unmarried woman by Warranty deed from Kathy Ann Bentley and John Arliss Bentley, husband and wife of record in Instrument No. 20160517-0049331 Register's Office for Davidson County, Tennessee, dated May 16, 2016 and recorded on May 17, 2016.

Sean Harrell is joining in the execution of this Warranty Deed to convey any and all marital interest he may have to said property.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page 467, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 5973, Page 335, amended in Book 6307, Page 866, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **8109 Stacy Square Ct, Nashville, Tennessee 37221**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Witness my/our hand(s) this the 4th DAY OF MAY, 2021.

Kayla C. Harrell

Sean Harrell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KAYLA C. HARRELL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th of May, 2021.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SEAN HARRELL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th of May, 2021.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, John Cobb Rochford, do hearby 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 Davidson

Personally appeared before me, Emily B. Hebert, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic documents is true and correct and whose signature I have witnessed.

Emily B. Hebert

Notary's Signature

My Commission Expires: 03-03-2025

EMILY B. HEBERT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY