WARRANTY DEED

Karen Johnson Davidson County
Batch# 639212 DEEDWARR
05/19/2021 08:15:30 AM 3 pgs
Fees: $18.00 Taxes: $925.00
20210519-0067543

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson Co.

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES: 11-5-2024
(AFFIX SEAL)

LORI PATTERSON
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF21-030640

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Morgan Ousley	Bank of Tennessee	
(NAME)	(NAME)	
165 Jacksonian Drive	301 E. Center Street	074-08-0-228.00
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Kingsport, TN 37660	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS ($250,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **WILLIAM DAVID CARTER, A MARRIED MAN,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MORGAN OUSLEY, UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTEE, 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. 997 on the Plan of Hermitage Hills Subdivision, Section 10, of record in Plat Book 3600, Page 50, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Elaine Carter by Warranty deed from Albert S. Ware, Jr., et ux, Lois E. Ware of record in Book 6117, Page 170, Register's Office for Davidson County, Tennessee, dated August 16, 1983 and recorded on August 17, 1983.

Elaine Carter having since died May 20, 1994, leaving said property vested in her heirs at law, Richard P. Carter (AKA Richard Carter), Kimberly E. Carter (AKA Kim Dies), and William D. Carter (AKA William David Carter); Estate of Elaine Ross Carter, Deceased Probate Court for Davidson County, Tennessee, docket number 94P-796.

Being the same property conveyed to William David Carter by Quitclaim deed from Richard Carter of record in Book 11268, Page 67, Register's Office for Davidson County, Tennessee, dated December 21, 1998 and recorded on December 28, 1998.

Being the same property conveyed to William David Carter by Quitclaim deed from Kim Dies of record in Book 11268, Page 69, Register's Office for Davidson County, Tennessee, dated December 20, 1998 and recorded on December 28, 1998.

Sharon Carter, spouse of William David Carter, joins this conveyance for the sole purpose of conveying any marital interest she may have in the said property.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 165 Jacksonian Drive, Hermitage, TN 37076
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 14th day of May, 2021

William David Carter

Sharon Carter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, William David Carter and Sharon Carter, the within named bargainors, with whom I am personally acquainted (or proved to my on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th day of May, 2021.

Notary Public
My Commission Expires: 6/6/23
(SEAL)

KANETHA COFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

202105190067543

True Copy Certification

I, Lori Patterson, 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 therewith 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 Williamson

Personally appeared before me, Pam Smithson, a notary public for this county and state, Lori Patterson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 03/13/2022

PAMELA JO SMITHSON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY