Karen Johnson Davidson County
Batch# 648325 DEEDWARR
06/02/2021 03:52:30 PM 4 pgs
Fees: $23.00 Taxes: $795.50
20210602-0074220

Prepared By & Return To:
Tennessee Title Services, LLC
720A South Church Street
Murfreesboro, TN 37130
M-21-3725

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27th day of May, 2021

Notary Public

Commission Expires: _____

TAYLOR GRILLS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 1/19/2022
COUNTY OF WILLIAMSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
John Ehlers 2847 Teakwood Drive Nashville, TN 37214	152 Smotherman Ct. Murfreesboro, TN 37129	096-10-0-078.00

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 Andrew Morgenstern, an unmarried man

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

John Ehlers, a married man

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. 239 on the Plan of Cloverhill, Section VI of record in Plat Book 2133, Page 89, 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 James D. Morgenstern and wife, Marcia J. Morgenstern by Warranty Deed from Roy T. Alexander of record in Book 5352, Page 677, Register's Office for Davidson County, Tennessee, dated October 16, 1978 and recorded on October 19, 1978. (Value or consideration shown in aforementioned deed $30,500.00.)

Being the same property conveyed to Daniel D. Finch Trustee by Quitclaim Deed from

James Dwight Morgenstern of record in Book 6220, Page 267, Register's Office for Davidson County, Tennessee, dated January 23, 1984 and recorded on January 25, 1984 and within the same deed the said Daniel D. Finch, Trustee conveyed his interest in the subject property to James Dwight Morgenstern Value of consideration shown in aforementioned deed S 0.00.)

James Dwight Morgenstern became deceased on March 17, 2012. Affidavit of Heirship, recorded on May 24, 2012 and recorded in Instrument No. 20120524-0045113.

Being the same property conveyed to James Andrew Morgenstern by Warranty Deed from James Andrew Morgenstern and Emily Marie Morgenstern of record in Instrument No. 20120524-0045114, Register's Office for Davidson County, Tennessee, dated May 22, 20121 and recorded on May 24, 2012. (Value of consideration shown in aforementioned deed S0.00.)

Being also known as 2847 Teakwood Drive, Nashville, Tennessee 37214.

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: 2847 Teakwood Drive, Nashville, TN 37214

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 27th day of May, 2021.

James Andrew Morgenstern

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **James Andrew Morgenstern** with whom I am personally acquainted (or proved to me on the

basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, Tennessee this 27th day of May, 2021.



Notary Public
My Commission Expires: _____

True Copy Certificate of Authenticity

I, **Taylor Grills**, 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 Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills,** 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: 12/15/2021