Karen Johnson Davidson County
Batch# 674834 DEEDWARR
07/12/2021 11:11:30 AM 3 pgs
Fees: $18.00 Taxes: $848.00
20210712-0093266

Prepared By & Return To:
Tennessee Title Services, LLC
720A South Church Street
Murfreesboro, TN 37130
M-21-4094

SHERRY D SCHEID
STATE OF TENNESSEE
NOTARY PUBLIC
MADISON COUNTY
MY COMMISSION EXPIRES 9-21-2021

STATE OF TENNESSEE
COUNTY OF ~~Rutherford~~ Dickson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $229,190.00

Kaylan Gilbert
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 30th day of June, 2021

Sherry D. Scheid
Notary Public

Commission Expires: 9-21-21

Address of New Owner	Send Tax Bills To:	Map & Parcel
James Andrew Morgenstern 2847 Teakwood Drive Nashville, TN 37214	First Horizon Bank 1639 Medical Center Parkway Suite 230 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,

John Ehlers, a married man

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

James A. Morgenstern, single 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 and Marcia J. 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 Daniel D. Finch, Trustee (Value of consideration shown in aforementioned deed $ 0.00.)

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, 2012 and recorded on May 24, 2012. (Value of consideration shown in aforementioned

deed $0.00.)

Being the same property conveyed to John Ehlers, a married man by Warranty deed from James Andrew Morgenstern, an unmarried man of record in Instrument No. 20210602-0074220 Register's Office for Davidson County, Tennessee, dated May 27, 2021 and recorded on June 02, 2021. (Value of consideration shown in aforementioned deed $215,000.00.)

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 30th day of June, 2021.

John Ehlers

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **John Ehlers** 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 30th day of June, 2021.

BELINDA BUTLER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES

Notary Public
My Commission Expires: 10-22-23

Certificate of Authenticity

I, **Joshua A. Terry**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on June 30th.

Affiant Signature

7/9/21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 7/9/21.

Notary's Signature

My Commission Expires:

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON