WARRANTY DEED

Karen Johnson Davidson County
Batch# 689431 **DEEDWARR**
08/03/2021 12:16:06 PM 2 pgs
Fees: $13.00 Taxes: $2,220.00

20210803-0104290

Y-SB-FSBO-21-1910

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00.

Philip Daniel Morgan
Affiant

PAM SALAS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th DAY OF JULY, 2021.

Pam Salas
Notary Public

MY COMMISSION EXPIRES: 1-3-2022
(AFFIX SEAL)

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)
Londa Karmese Hardcastle-Morgan and Philip Daniel Morgan	**New Owner**	
(NAME) **1910 Union Hill Road**	(NAME)	**016-00-0-085.00**
(ADDRESS) **Goodlettsville, TN 37072**	(ADDRESS)	
(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, **LISA KININGHAM, PERSONAL REPRESENTATIVE, AND EVAN R. ARMOUR, SOLE HEIR TO THE ESTATE OF DEBORAH LOVE ARMOUR**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LONDA KARMESE HARDCASTLE-MORGAN AND PHILIP DANIEL MORGAN, WIFE AND HUSBAND,** 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:

Land in the 10th Civil District of Davidson County, Tennessee, according to a survey by John T. Alley, Surveyor, August 1, 1965.

Beginning at a stake in the center of the Union Hill Road, J.N. Rainey's Southwest corner and the Southeast corner of this land; thence, with the center of said Road, South 52 degrees 30 minutes West 207 feet to a point, a corner to Mrs. Beulah B. Wilson; thence, with the line of said Mrs. Wilson, North 2 degrees 00 minutes East 1,902 feet to a stake, a corner to said Mrs. Wilson in the line of Robert Galbreath and L.B. Cuffman, Jr.; thence, with the line of Galbreath and Cuffman, South 86 degrees 15 minutes East 156.6 feet to a locust post, a corner to aforesaid Rainey in the line of said Galbreath and Cuffman; thence with a fence and the line of said Rainey South 2 degrees 15 minutes West 1763 feet to the beginning, containing 6.56 acres more or less.

Being the same property conveyed to Randy Armour and wife, Deborah Armour by Warranty Deed from Judith P. Suddath, Now Being Judith P. Yount of record in Book 9123, Page 514, Register's Office for Davidson County, Tennessee, dated October 20, 1993 and recorded on October 22, 1993.

Being the same property conveyed to Deborah Love Armour by Quitclaim Deed from Randall L. Armor of record in Book 10875, Page 979, Register's Office for Davidson County, Tennessee, dated April 06, 1998 and recorded on April 07, 1998.

Said Deborah Love Armour became deceased on January 11, 2021, intestate; filed for Probate in Docket No. 21P297, Chancery Court of Davidson County, Tennessee. Lisa Kinningham is named Administrator. Evan R. Armour is named sole heir. Evan R. Armour aka Evan Armour.

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable.
- Subject to those matters according to a survey by John T. Alley, Surveyor, August 1, 1965.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1910 Union Hill Road, Goodlettsville, Tennessee 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 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 30th DAY OF JULY, 2021.

Estate of Deborah Love Armour

BY: _____
Lisa Kiningham
Personal Representative

BY: _____
Evan R. Armour, Sole Heir, by Lisa Kiningham,
Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LISA KININGHAM, PERSONAL REPRESENTATIVE of the ESTATE OF DEBORAH LOVE ARMOUR, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 30th of July, 2021.

_____
Notary Public
My Commission Expires: 1-3-2022
(SEAL)

PAM SALAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LISA KININGHAM, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf ofEVAN R. ARMOUR, SOLE HEIR of the ESTATE OF DEBORAH LOVE ARMOUR, and who acknowledged he/she/they executed the same as the free act and deed of the said EVAN R. ARMOUR, SOLE HEIR of the ESTATE OF DEBORAH LOVE ARMOUR.

Witness my hand and official seal, this the 30th of July, 2021.

_____
Notary Public
My Commission Expires: 1-3-2022
(SEAL)

PAM SALAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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