Karen Johnson Davidson County
Batch# 709624 DEEDWARR
09/02/2021 04:01:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20210902-0118638

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
2000 Richard Jones Road, Suite 178
Nashville, TN 37215

02-NSH21-02198

Address of New Owner:	Send Tax Bills to:	Tax Information:
Morgan Levi Leider 532 Gracewood Grove Antioch, TN 37013	Morgan Levi Leider 532 Gracewood Grove Antioch, TN 37013	164 07 0A 289.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Adam Cyrus Bland and Brandi Bland, husband and wife**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Morgan Leider, a unmarried person**, hereinafter called the Grantees, their successors 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. 266, on the Plan of Harvest Grove, Section Three, a Planned Unit Development, of record in Instrument No. 20160429-0042362, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Adam Cyrus Bland, an unmarried man, by Warranty Deed from BMCH Tennessee,LLC, a Delaware limited liability company, of record in Instrument No. 20170202-0011333 in the Register's Office of Davidson County, Tennessee, dated January 31, 2017 and recorded on February 2, 2017.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 532 Gracewood Grove, Antioch, TN 37013

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 31st day of August, 2021

Adam Cyrus Bland

Brandi Bland

STATE OF TENNESSEE

COUNTY OF Williamson

On this 31st day of August, 2021, before me personally appeared Adam Cyrus Bland and Brandi Bland, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

My Commission Expires: 8/7/24

EMILY CROWDER
TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

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 9/31/2021.

Affiant Signature

9/31/2021
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 8/31/2021.

Notary's Signature

My Commission Expires:

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