Name and Address of New Owner:
James A. Morgenstern
2847 Teakwood Drive
Nashville, TN 37214

Send Tax Bills To:
James A. Morgenstern
2847 Teakwood Drive
Nashville, TN 37214

This Instrument Prepared By:
Tahira Pyszka
Limestone Title & Escrow
580 Franklin Road
Suite 203
Franklin, TN 37069

Map & Parcel No: 096-10-0-078

Karen Johnson Davidson County
Batch# 713184 DEEDWARR
09/13/2021 09:27:30 AM 4 pgs
Fees: $23.00 Taxes: $869.50
20210913-0121961

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Nashville Comfort, LLC, a Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **James A. Morgenstern,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 239 on the Plan of Clover Hill, Section No. 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.

Bring the same property conveyed to Nashville Comfort, LLC, a Limited Liability Company by Warranty Deed from James A. Morgenstern, single man dated August 12, 2021 and recorded August 19, 2021 in Instrument Number 20210820-0112897, Register's Office Davidson County, Tennessee.

Being the same property previously conveyed to James A. Morgenstern, single man, by Warranty Deed from John Ehlers, a Married man, of record in Instrument No. 20210712-0093266, in the Register's Office of Davidson County, Tennessee, dated June 30, 2021 and recorded on July 12, 2021.

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, in the Register's Office of Davidson County, Tennessee, dated May 27, 2021 and recorded on June 02, 2021.

Being the same property conveyed to James Andrew Morgenstern, by Quitclaim Deed from James Andrew Morgenstern and Emily Marie Morgenstern, of record in Instrument No. 20120524-0045114, in the Register's Office of Davidson County, Tennessee, dated May 22, 2012 and recorded on May 24, 2012. Affidavit of Heirship recorded in Instrument No. 20120524-0045113 and said that James D. Morgenstern died on March 17, 2012.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 31st day of August, 2021.

Nashville Comfort, LLC, a Limited Liability Comp
any

_____(SEAL)
BY:
Its:

STATE OF TENNESSEE
COUNTY OF

Before me, Priyanka Patel of the state and county mentioned, personally appeared Mike Dolan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member of Nashville Comfort, LLC, the within named bargainor, a Limited Liability Company, and that such _____ as such _____, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Mike Dolan.

Witness my hand and seal, at office in Nashville, this 31st day of August, 2021.

PRIYANKA PATEL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

_____
Notary Signature
Printed Name: Priyanka Patel
My commission expires: 06/21/22

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $235,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 31st day of August, 2021.

Notary Signature
My commission expires: 11/14/22

DAVID P WEBBER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
11/16/2022
COUNTY OF DAVIDSON

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 his electronic document is a true and exact copy of the original document executed and authenticated according to law on 8/31/21 (date of document).

Jennifer L. Pennell

8/31/21
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 31 day of August, 2021.

Katherine Warren
Notary's Signature

My Commission Expires: 4-13-22

Notary's Seal

