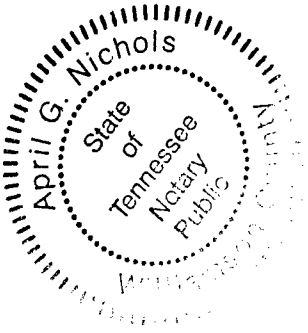
WARRANTY DEED

2021-306



State of Tennessee

County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $426,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 25th day of August, 2021.

(Affix Seal) Notary Public

My Commission Expires: 6-24-2023

Karen Johnson Davidson County
Batch# 730099 **DEEDWARR**
10/05/2021 10:01:11 AM 2 pgs
Fees: $13.00 Taxes: $1,576.20

20211005-0133587

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO
ANCHOR TITLE, LLC
3010 Poston Avenue,
Nashville, TN 37203

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Taylor Nicolle Worthington and John Robert Worthington, Jr. 101 Echo Hill Boulevard Goodlettsville, TN 37072	NEW OWNER	033.06-0A-013.00 CO

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, I/we, **Justin Morgan and Kelsey Morgan**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Taylor Nicolle Worthington and John Robert Worthington, Jr.**, hereinafter called the Grantee(s), their heirs and assigns, that 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. I on the Plan of Section Two Echo Hill Estates of record in Plat Book 6900, Page 791, 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 Justin Morgan and Kelsey Morgan, husband and wife by Warranty Deed from Melvyn W. Warfield and wife, Eunice Warfield, dated October 21, 2015 and recorded October 23, 2015 in Instrument No. 201510230107941, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 101 Echo Hill Boulevard, Goodlettsville, TN 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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 25th day of August, 2021.

Justin Morgan

Kelsey Morgan

State of Tennessee
County of Davidson

Personally appeared before me, April G. Nichols a Notary Public in and for said County and State, the within named Justin Morgan and Kelsey Morgan, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 25th day of August, 2021.

Notary Public
My Commission Expires: 6-24-2023

