Karen Johnson Davidson County
Batch# 754023 DEEDWARR
11/12/2021 02:01:30 PM 3 pgs
Fees: $18.00 Taxes: $2,719.50
20211112-0150998

# GENERAL WARRANTY DEED

**THIS INSTRUMENT PREPARED BY:**

MHPS Title & Escrow
1935 21st Avenue South
Suite 100
Nashville, TN 37212
**NEW OWNER/SEND TAX**

**BILLS TO:**

Jay Tyler Faulkner
707 Omandale Drive
Nashville, TN 37204

**Tax Identification: 132-07-0-039**

For good and valuable consideration received, JOHN PAULLEY, a married man, and TRICIA PAULLEY, a married woman, has bargained and sold, and by these presents does hereby transfer and convey, unto JAY TYLER FAULKNER and RACHEL FAULKNER, a married couple, a parcel of real property located at **4315 Morriswood Drive, Nashville, Tennessee, 37204**, and more particularly described below:

Land in Davidson County, Tennessee, being Lot No. 45 on the Plan of Southmeade of record in Book 1835, page 118 and 119, Register's Office for said County.

Said Lot No. 45 fronts 203.6 feet in the broken westerly margin of Morriswood Drive and extends back 254.5 feet on the northerly line and 267.4 feet on the southerly line to a dead line in the rear, measuring 155.00 feet thereon.

Being the same property conveyed to John Paulley and spouse, Tricia Paulley, by Warranty Deed from Sidney R. Sadler and spouse, Angela Sadler, of record in Instrument No. 20040813-0098081, Register's Office for Davidson County, Tennessee.

Subject to The Plan with Owner's Certificate, of record in Plat Book 1835 Page 118 and 119, said Register's Office, which Plan shows a 75 foot minimum building setback line from Morriswood Drive and a 10 foot easement for public utility purposes along the rear line(s).

**This is improved property known as 4315 Morriswood Drive, Nashville, TN 37204.**

**TO HAVE AND TO HOLD** unto Grantee in fee simple, Grantor covenants lawful seizin and possession, right to convey, and that the land is unincumbered, and will warrant and defend the title thereto against all lawful claims. This the 12th day of October, 2021.

John Paulley

By: John Paulley

Tricia Paulley

Tricia Paulley

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Paulley, the within named bargainor, with whom I am personally acquainted (or who 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, this the 12th day of October, 2021.

Jennifer Morgan
NOTARY PUBLIC
My Commission Expires: 11/6/2024

JENNIFER MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2024

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Tricia Paulley, the within named bargainor, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th day of October, 2021.

Jennifer Morgan
NOTARY PUBLIC
My Commission Expires: 11/6/2024

JENNIFER MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2024

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

I, or we, hereby swear or affirm that the actual consideration of this transfer or value of the property transferred, whichever is greater, is $735,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair, voluntary sale.

AFFIANT

Sworn to and subscribed before me on this the 12th day of October, 2021.

Jennifer Morgan
NOTARY PUBLIC

My Commission Expires: 11/6/2024

JENNIFER MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2024



Doc ID: 0b05125f8f4387812d9aad01afe6a91a1fe1a656

**Tennessee Certification of Electronic Document**

I, _____, 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 October 20, 2021 (date of document).

_____
Affiant Signature

10/20/21
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 20th day of October, 2021.

_____
Notary's Signature

MY COMMISSION EXPIRES: 5/5/2025

NOTARY'S SEAL

