Send Tax Statements To:
New Owner
1127 Madison Mill DR.
Nolensville, TN 37135

This Instrument Prepared By/Return To:
JOHN G. MITCHELL, III
Attorney at Law
1535 W. Northfield Blvd., Unit 16
Murfreesboro, TN 37129

Name and Address of New Owner:
Chaochen You
6846 Burkitt Road
Antioch, TN 37013

From Information Furnished By
The Parties

Karen Johnson Davidson County
Batch# 756207 DEEDWARR
11/16/2021 01:21:47 PM 2 pgs
Fees: $13.00 Taxes: $1,121.10
20211116-0152530

Map and Parcel 18700009100

STATE OF TENNESSEE

COUNTY OF DAVIDSON

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **LARRY DALE MORGAN, MARRIED**, has this day bargained and sold and does hereby transfer and convey unto, **CHAOCHEN YOU AND JING YOU, HUSBAND AND WIFE,** their heirs and assigns, forever, that certain parcel of real estate located in District of Davidson County, State of Tennessee, within the corporate limits of the City of Antioch, and being described as follows, to-wit:

LAND lying and being in Davidson County, Tennessee, as described according to an unrecorded survey made by John D. McCormick July 26, 1985, as follows to wit:

BEGINNING at a point in the northerly margin of the right-of-way of Burkitt Road, said point being the southwest corner of this tract of land and the southeast corner of Edgar W. Jones property described in Deed of Record in Book 5148, page 286, Register's Office, Davidson County, Tennessee.

THENCE North 14 degrees 27 minutes West 753/00 feet to a point, thence North 73 degrees 30 minutes East 122.80 feet to a point, said point being the northwest corner of Danny Wade Morgan property, thence with Danny Wade Morgan property South 16 degrees 30 minutes East 725.00 feet to a point in the northerly margin of the right-of-way of Burkitt Road, thence with the right-of-way of Burkitt Road South 68 degrees 09 minutes 150.0 feet to the point of beginning, containing 2.32 acres more or less.

BEING the same property conveyed to Larry Dale Morgan, by deed from Hugh W. Morgan and wife, Martha S. Morgan, dated August 5, 1985, appearing of record in Book 6623, page 477, of the Register's Office of Davidson County, Tennessee. Larry Dale Morgan now being married to Peggy Morgan, known as husband and wife.

Peggy Morgan joins herein solely for the purpose of consenting to this Warranty Deed and releasing and conveying to the Trustee, any and all rights, title and interest he/she may have in the property, whether arising by virtue of marriage or otherwise.

This conveyance is made subject to Grant of Easement to Piedmont Natural Gas Company, Inc., of record in Instrument No. 20110311-0019597; Grant of Easement to Metro of record in Instrument No. 20140415-0031437; all of said Register's Office.

THIS conveyance is subject to any and all existing easements and/or restrictions of record.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said **CHAOCHEN YOU AND JING YOU, HUSBAND AND WIFE,** their heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of realestate, and that it has a good right to convey the same and that it is

unencumbered, except for the lien of the 2021 real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, their heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to and includes any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 12th day of November, 2021.

Larry Dale Morgan
LARRY DALE MORGAN

Peggy Sue Morgan
PEGGY MORGAN

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **LARRY DALE MORGAN AND PEGGY MORGAN,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), executed the foregoing instrument **(WARRANTY DEED)** for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL in Rutherford County, Tennessee, this the 12TH day of November, 2021.

SHERI L MORGAN NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

Sheri L. Morgan
NOTARY PUBLIC

My Commission Expires: 12/21/24

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $303,000.00, which amount is equal to or greater than the Amount which the property transferred would command at a fair and voluntary sale.

Larry Dale Morgan
AFFIANT

SWORN to and subscribed before me,
this 12th day of November, 2021.

Sheri L. Morgan
NOTARY PUBLIC
My Commission Expires: 12/21/24

SHERI L MORGAN NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY