Karen Johnson Davidson County
Batch# 763424 DEEDWARR
11/30/2021 01:24:30 PM 3 pgs
Fees: $18.00 Taxes: $684.13
20211130-0158075

Prepared by:
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Attorney at Law
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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $184,900.00

Affiant

Subscribed and sworn to before me this 23rd day of November, 2021.

Notary Public
My commission expires: 2/12/23

Address of New Owner:	Send Tax Bills to:	Tax Information
Jamie Ray Zaruba 5510 Country Dr #7 Nashville, TN 37211	Mortgage Research Center LLC, dba Veterans United Home Loans 1400 Veterans United Dr. Columbia, MO 65203	162-09-0A-007-00

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Jeremy N. Morrow, a married man** hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to **Jamie Ray Zaruba, unmarried man,** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Townhouse No. 7, Building Number 2, in a Horizontal Property Regime, as shown on the Plan of Hickory Valley Condominiums, Phase 2, as of record in Flat Book 4460, Page 133, 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 Jeremy N. Morrow, a married man, by deed from Opendoor Property C, LLC, a Delaware Limited Liability Company of record in Instrument No. 20190924-0096819, Register's Office for Davidson County, Tennessee, and dated September 10, 2019.

By his signature below, Grantor swears that this property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307, or other similar statute.

This conveyance is made subject to the following:

1. All matters appearing on the plan of Hickory Valley Condominiums, Phase 2, as of record in Plat Book 4460 Page 133 Register's Office for Davidson County, Tennessee.

2. By-Laws of record in Book 4659 Page 39 Register's Office for Davidson County, Tennessee.

3. Subject to the Master Deed, recorded in Book 4659, Page 32 and amended in Book 4937 Page 427 in the official records of the Davidson County Register of Deeds.

Taxes and assessments for the year 2021 and subsequent years, which are not yet due and payable

This property is improved property known as 5510 Country Drive, #7, Nashville, TN 37211

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 23rd day of November, 2021.

Jeremy N. Morrow by Paul Ross, AIF

Jeremy N. Morrow by Paul Ross, his Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 23rd day of November, 2021, before me personally appeared Paul Ross to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Jeremy N. Morrow acknowledged that such person executed the same as the free act and deed of Jeremy N. Morrow.

Notary Public

My Commission expires 2/12/23

MARY CROSS MANCHESTER NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

202111300158075

I, Sherri Engel, 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 this 23rd day of November, 2021

Sherri Engel

Dated 11-23-21

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Sherri Engel who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 23rd day of November, 2021

My commission expires: 2/12/23

Notary Public

