When recorded, return to:
Tennessee Nations Title Agency, Inc.
404 BNA Drive
Building 100 - Suite 205
Nashville, TN 37217
File Number: 21NT03055

Karen Johnson Davidson County
Batch# 763660 DEEDWARR
12/01/2021 09:31:30 AM 3 pgs
Fees: $18.00 Taxes: $832.50
20211201-0158442

This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road, #130
Hendersonville, TN 37075
File Number: 6-14873-RL-s

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $225,000.00

Affiant

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Subscribed and sworn to before me, this the 19th day of November, 2021.

Notary Public
My Commission Expires: 11-06-24

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Salah Girgis 408 Circle Drive Springfield, TN 37172	Salah Girgis 408 Circle Drive Springfield, TN 37172	034 13 0 264.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), 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,

Morgan Louise Morris, f/k/a Morgan Louise Poole, married, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

Salah Girgis, a married man, hereinafter called the Grantee(s), his/her/their heirs and assigns, a 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. 181-A on the Plan of Phase One, Cedar Bluff Subdivision of record in Plat Book 5200, Page 610 and amending in Plat Book 6250, Page (s) 836 and 837, 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 Morgan Louise Poole, unmarried woman, by Warranty Deed from Terry Pipkin, Jr. and Stella Pipkin, husband and wife, of record in Instrument No. 20171130-0122206, in the Register's Office of Davidson County, Tennessee, dated November 29, 2017 and recorded on November 30, 2017. The said Morgan Louise Poole having since become married and is now known as Morgan Louise Morris.

This is improved property located at: **518 Macfie Court, Nashville, TN 37115.**

Kaeleigh M. Morris, spouse of Morgan Louise Morris, joins this conveyance for the express purpose of relinquishing all of her interests, marital or otherwise, in the subject property.

This conveyance is made subject to 1) Property taxes for the year **2022**, and thereafter, a lien not yet due and payable. The 2021 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19th day of November, 2021.

GRANTOR:

Morgan Louise Morris f/k/a Morgan Louise Poole

Kaeleigh M. Morris

STATE OF TENNESSEE
COUNTY OF Sumner

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Morgan Louise Morris and Kaeleigh M. Morris, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 19th day of November, 2021.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Notary Public
My Commission expires: 5/2/22

202112010158442

Tennessee Certification of Electronic Document

I, Kesha Herron 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 11-19-21 (date of document).

Kesha Herron
Affiant Signature

11-23-21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 19th of November, 2021.

CAROL B CHRISTIAN (SEAL) STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON My Comm. Expires 1/16/2024

Notary's Signature
My Commission Expires: Jan 16, 2024