Karen Johnson Davidson County
Batch# 774716 DEEDWARR
12/16/2021 08:59:30 AM 3 pgs
Fees: $18.00 Taxes: $1,008.25
20211216-0166093

WARRANTY DEED



My Commission Expires
Mar. 19, 2024

STATE OF TN
COUNTY OF Shelby

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $272,500.00

Diana Winters
Affiant

Subscribed and sworn to before me this 8th day of December, 2021

S. Hall
Notary Public
My Commission expires: 3/19/2024
(Affix Seal)

THIS INSTRUMENT PREPARED BY

James W. Cobb, Esq. 131 Walton Ferry Road, Ste. 11, Hendersonville, TN, 37075

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Justin Morgan and Kelsey Morgan	**Justin Morgan and Kelsey Morgan**	096-10-0-227.00
2923 Dunmore Dr	**2923 Dunmore Dr**	
Nashville, TN 37214	**Nashville, TN 37214**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, I,

Diana Winters, as Conservator for Ruth G. Sexton

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Justin Morgan and Kelsey Morgan, a married couple

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND SITUATED OF ROBERTSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

Parcel: 096-10-0-227.00

Being Lot No. 382 on the Plan of Cloverhill Subdivision, Section VII, as of record in Plat Book 2133, Page 92, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Raymond H. Sexton and wife, Ruth G. Sexton, from Allan Buford Ralls and wife, Ann Ralls, by Warranty Deed dated August 26, 1994, and recorded August 30, 1994, of record in Book 9450, Pages 165-167, Register's Office for Davidson County, Tennessee.

Raymond H. Sexton deceased on May 28, 2021, and by operation of law, all of his interests passed to Ruth G. Sexton. Pursuant to a court order signed on the 28th day of June 2021, in Davidson County, Tennessee, under Docket Number 21P1204, Diana Winters was appointed as conservator for Ruth G. Sexton, and by further orders of the court, Diana Winters, as conservator for Ruth G. Sexton, is hereby approved to convey and sell the herein property.

NO BOUNDARY SURVEY WAS MADE AT THE TIME OF THIS CONVEYANCE, WITH THE LEGAL DESCRIPTION BEING THE SAME AS THE PREVIOUS DEEDS OF RECORD.

This is improved (_ X__) unimproved (____) property known as 2923 Dunmore Dr, Nashville, TN 37214

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, successors and assigns, forever. GRANTORS covenant with GRANTEES that GRANTORS 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. GRANTORS does further covenant and bind herself, her heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said GRANTEES, 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 our hand(s) this 8th day of December, 2021.

Ruth G. Sexton

By: Diana Winters
Diana Winters, Conservator

STATE OF TN)
COUNTY OF Shelby)

Before me, a Notary Public in and for said County and State, Diana Winters, Conservator for Ruth G. Sexton, 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 in the capacity and for the purposes therein contained.

WITNESS my hand and Official Seal at office this 8th day of December, 2021.

My commission expires 3/19/2024

S. Hall
Notary Public

S. HALL
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

My Commission Expires
Mar. 19, 2024

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 12/08/2021 (date of document).

Affiant Signature

12-13-2021
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 13th day of December, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY