Return to:
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217
#16106

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of TENNESSEE
County of DAVIDSON

Karen Johnson Davidson County
Batch# 790336 **DEEDWARR**
01/14/2022 09:38:12 AM 2 pgs
Fees: $13.00 Taxes: $636.40
20220114-0005717

The actual consideration or value, whichever is greater for this transfer is: $172,000

X _____
Affiant Signature

Subscribed and sworn to before me on this the 12 day of JAN 2022.

_____
Notary Public

My Commission expires _____/_____/_____

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11-17-2024

NAME AND ADDRESS OF PROPERTY OWNER:
Terrance Young & Rebecca Morris
503 Thomas Jefferson Circle,
Madison, TN 37115

SEND TAX BILLS TO:
Terrance Young & Rebecca Morris
503 Thomas Jefferson Circle,
Madison, TN 37115

MAP AND PARCEL NUMBER: 034050A02400CO

WARRANTY DEED

21NT03382

Effective the 12th Day of Jan, 2022 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Bradley P. Cummings, a single man

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Terrance Young & Rebecca Morris, each unmarried, TY RM as tenants in common with rights of survivorship

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 24, on the Plan of Monticello Manor, as of record in Book 6250, page 551, and being part of the property on the Plans of record in Book 421, page 44 and Book 6200, page 54, register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property as conveyed to Bradley P. Cummings, a single man by Warranty Deed from Richard C. Gurganus and wife, Patricia L. Gurganus dated 02/15/2017 recorded 02/16/2017 in Book NA, Page NA, as Document Number 20170216-0016210, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as: 503 Thomas Jefferson Cir, Madison, TN 37115-2109

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 hands this the 12th day of January 2022

Bradley P. Cummings

State of TN
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Bradley P. Cummings**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of January 2022

Notary Public

My commission expires: 2/23/25

SILVIA BERMUDEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY