Karen Johnson Davidson County
Batch# 791232 DEEDWARR
01/14/2022 02:01:30 PM 3 pgs
Fees: $18.00 Taxes: $1,590.63
20220114-0006152

KEMBERLY POWELL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $429,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 7th day of January, 2022.

NOTARY PUBLIC

My commission expires: 4-28-25

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Michael Benjamin Morrow and Elizabeth Howard Morrow (NAME)	Primary Residential Mtg. Inc. (NAME)	087-01-0-025.00
4533 Raccoon Trail (ADDRESS)	1480 North 2200 West (ADDRESS)	
Hermitage, TN 37076	Salt Lake City UT 84116	

Warranty Deed

For and in Consideration of the sum of $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 **David R. Johnson, unmarried man,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Michael Benjamin Morrow and Elizabeth Howard Morrow, husband and wife,** hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 85, as shown on the map entitled New Hope Meadows, Phase II, of record in Book 6900, page 724, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to DAVID R. JOHNSON, UNMARRIED MAN, by deed from PETER R. LEE AND WIFE, KATHLEEN O. LEE, of record as Instrument No. 20190503-0041752, dated April 26, 2019, said Register's Office.

This property is __unimproved _X_improved property known as: 4533 Raccoon Trail, Hermitage, TN 37076.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 7th day of January, 2022.

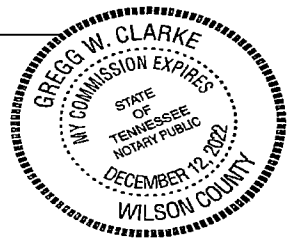
David R. Johnson

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David R. Johnson, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th day of January, 2022.

Notary Public
My Commission Expires:



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 1-7-2022 (date of document).

Affiant Signature

Date 1-11-22

State of TN

County of Sumner

Sworn to and subscribed before me this 11th day of January, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY