NEW OWNER:
CONNOR MOREY
3056 LEBANON PIKE
NASHVILLE, TN 37214

SEND TAX BILLS TO:
ACADEMY MORTGAGE CORP
33a West 13490 South
Draper, UT 84020

THIS INSTRUMENT PREPARED BY:
Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087

FILE NO: 21-2303

Map & Parcel No.: 08511010000

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 802865 DEEDWARR
02/09/2022 01:43:30 PM 4 pgs
Fees: $23.00 Taxes: $2,216.30
20220209-0015103

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Five Hundred Ninety-Nine Thousand and 00/100 Dollars ($599,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **EMMA IRWIN, a single woman,** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **CONNOR P. MOREY and DEVON A. JAMERSON, husband and wife,** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, described according to a copy of a survey thereof made February 19, 1940, by Z. J. Wilkinson, Surveyor, and being more particularly described as follows:

Beginning at a point in the center of the Lebanon Pike, which point is North 18 degrees East 178 feet from the Northeast corner of the Barton Land; thence North 66 degrees West 425 feet to a point in a fence line; thence North 25 degrees East along the fence 184.7 feet to a point; thence South 66 degrees East 415 feet along a fence to the center line of the Lebanon Pike; thence with the center line of the same South 22 degrees West 185 feet to the point of beginning.

Being the same property conveyed to EMMA IRWIN, a single woman, by Quitclaim Deed from Douglas Irwin, a married man, dated July 22, 2020, and of record in Instrument No. 20200805-0086792, Register's Office for DAVIDSON County, Tennessee. Also being the same property conveyed to Emma Irwin, a single woman, and Douglas Irwin, a married man, by Warranty Deed from Doug Irwin, Executor of the Estate of Rockne Porter, dated June 28, 2019, and of record in Instrument No. 20190628-0063275, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY more commonly known as **3056 LEBANON PIKE, NASHVILLE, TN 37214**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their 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 all visible easements, rights-of-way and matters shown on an unrecorded survey by Z. J. Wilkinson, Surveyor, dated February 19, 1940, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

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

WITNESS MY SIGNATURE hereto this 28th day of January, 2022.

EMMA IRWIN

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **EMMA IRWIN**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 28th day of January, 2022.

NOTARY PUBLIC

My commission expires: 

****

The actual consideration or value, whichever is greater, for this transfer is **$599,000.00**.

AFFIANT

Sworn to and subscribed to before me this 28th day of January, 2022.

NOTARY PUBLIC

My commission **expires:** _____

CARMEN COATS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2022

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 1/31/2022 (date ~~of document~~).

Affiant Signature

1/31/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 31st day of January, 2022

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
NOTARY SEAL
MY COMM. EXPIRES MAY 5, 2025

MY COMMISSION EXPIRES: 5-5-2025