RECORD AND RETURN TO:
WilsonBerry Title and Escrow, LLC
2231 N. Mt. Juliet Rd.
Suite 203
Mt. Juliet, Tennessee 37122
File No.: QWB-5536-2022

WARRANTY DEED

Karen Johnson Davidson County
Batch# 814778 DEEDWARR
03/03/2022 11:23:30 AM 3 pgs
Fees: $18.00 Taxes: $1,964.70
20220303-0024336

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $531,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 18th day of February, 2022.

NOTARY PUBLIC

My commission expires:

CARLA JOHNSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
09/16/2023
RUTHERFORD COUNTY

THIS INSTRUMENT PREPARED BY:
WilsonBerry Title and Escrow, LLC, 2231 N. Mt. Juliet Road, Suite 203, Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Samuel Gooch Hays *et al* 932 Wonderland Pass Hermitage, Tennessee 37076	Same address as new owner	086-04-0B-107-00

FOR AND IN CONSIDERATION of the sum of FIVE HUNDRED THIRTY ONE THOUSAND AND 00/100 Dollars ($531,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **PATRICK R. MORENCY AND SUSAN M. MORENCY, husband and wife,** hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto, **SAMUEL GOOCH HAYS, A SINGLE MAN AND EMMA ROSE CAWLEY, A SINGLE WOMAN, TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP**, hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 78, Section 4, Sunset Oaks, as shown on plat of record in Book 9700, page 569, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Patrick R. Morency and Susan M. Morency, husband and wife, from Fred E. McDaniel, Jr. and wife, Teresa M. McDaniel, by Warranty Deed dated December 26, 2007 and recorded December 28, 2007 in Instrument #20071228-0148547, said Register's Office.

This conveyance is made subject to all matters as shown on plat of record in Book 9700, page 569; to any and all restrictive covenants and/or easements of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property, known as: 932 Wonderland Pass, Hermitage, TN 37076.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2022 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantees.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS OUR HANDS, this 18th day of February, 2022

GRANTOR(S)

Patrick R Morency by Susan Morency
Patrick R. Morency by Susan Morency,
his Attorney-In-Fact his attorney-in-fact

Susan M. Morency
Susan M. Morency

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, a Notary Public, Susan M. Morency, 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 seal, this the 18th day of February, 2022.

DAVID P WEBBER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
11/16/2022
COUNTY OF DAVIDSON

Notary Public

David Webber
Printed Notary Name
My commission expires: 11/16/22

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Susan Morency, 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 on behalf of Patrick R. Morency, as his attorney-in-fact, and that she executed the same for the purposes therein contained, as the free act and deed of Patrick R. Morency.

WITNESS my hand and seal, this the 18th day of February, 2022.

DAVID P WEBBER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
11/16/2022
COUNTY OF DAVIDSON

Notary Public

DAVID WEBBER
Printed Notary Name
My commission expires: 11/16/22

Certificate of Authenticity

I, Tonya Loftin, 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 **February 18, 2022**.

Date

Tonya Loftin
Affiant Signature

February 22, 2022
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 22nd day of February, 20 22.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 7/22/2022
Date

Notary's Seal (if on paper)