Karen Johnson Davidson County
Batch# 817293 DEEDWARR
03/08/2022 11:55:30 AM 3 pgs
Fees: $18.00 Taxes: $1,831.50
20220308-0026388

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $495,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF FEBRUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: 8/27/22
(AFFIX SEAL)

EILEEN SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
CANNON COUNTY

THIS INSTRUMENT WAS PREPARED BY
J. Eric Hennessee, J. Eric Hennessee, P. O. Box 330793, Murfreesboro, TN 37133

File No.: 22-112

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Joseph Fitzgerald and Ellie Fitzgerald	Joseph Fitzgerald and Ellie Fitzgerald	Tax Map(s): Parcel ID(s): 181-11-0B-082.00-CO
(NAME)	(NAME)	
7375 Autumn Crossing Way	7375 Autumn Crossing Way	
(ADDRESS)	(ADDRESS)	
Brentwood TN 37027	Brentwood TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Ten Dollars ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, GARY PAUL MOREL, JR., A MARRIED MAN, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOSEPH FITZGERALD AND ELLIE FITZGERALD, HUSBAND AND WIFE, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN WILLIAMSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 82 on the Plat of Concord Place II, Phase 2, of record in Instrument No. 20071120-0136051, now being known as The Hills at Concord Place, Phase 3, as shown in Instrument No. 20080627-0066661, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Gary Paul Morel, Jr. and wife, Brooke Morel by Warranty deed from Centex Homes, a Nevada general partnership of record in Instrument No. 20081010-0102808 Register's Office for Davidson County, Tennessee, dated October 6, 2008 and recorded on October 10, 2008. (Value of consideration shown in aforementioned deed $228,851.00.)

Being the same property conveyed to Gary Paul Morel, Jr. by Quit Claim deed from Brooke Morel of record in Instrument No. 20160606-0056749 Register's Office for Davidson County, Tennessee, dated May 31, 2016 and recorded on June 06, 2016. (Value of consideration shown in aforementioned deed $0.00.) Being also known as 7375 Autumn Crossing Way Brentwood, Tennessee 37027.

unimproved ☐
This is improved ☒ property, known as 7375 Autumn Crossing Way, Brentwood, TN 37027
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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; and we do covenant with the 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 hands this 18th day of February, 2022.

Gary Paul Morel, Jr.

STATE OF TENNESSEE

COUNTY OF Rutherford

On this 18th day of February, 2022, before me personally appeared Gary Paul Morel, Jr., to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Eileen Smith

Notary Public

Printed Name: Eileen Smith

Serial Number, if any: _____

My Commission Expires: 8/27/22

EILEEN SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
CANNON COUNTY

TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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 2/18/2022.

D. Shayne Adair

2/22/2022
Date

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 22 **day of** February, **2022.**

April D. Wideman
Notary Public
My Commission Expires: 9/13/2022

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY