Karen Johnson Davidson County
Batch# 820069 DEEDWARR
03/11/2022 09:33:30 AM 3 pgs
Fees: $18.00 Taxes: $2,190.40
20220311-0028332

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $592,000.00.

Affiant

Subscribed and sworn to before me, this 2nd day of March, 2022.

Notary Public

My commission expires: 4/23/2025

Crystal Johnson
State of Tennessee
Notary Public
Sumner County

**THIS INSTRUMENT PREPARED BY:**
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
174 Saundersville Rd, Ste 102, Hendersonville, TN 37075

# WARRANTY DEED

| Address of New Owner | Send Tax Bills To | Map-Parcel Number |
|---|---|---|
| George Thomas Morahan and Mary Ann W. Morahan | George Thomas Morahan and Mary Ann W. Morahan | 137-04-0B-019.00-CO |
| 2252 Arbor Pointe Way | 2252 Arbor Pointe Way | |
| Hermitage, TN 37076 | Hermitage, TN 37076 | |

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

**Roman King, a married man and, Alseca King, his wife**

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

**George Thomas Morahan and Mary Ann W. Morahan, husband and wife**

(hereinafter called the "Grantee"), his 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. 19 on the Plan of Final Plat on Arbor Crest Subdivision of record in Plat at Instrument No. 20071129-0138522, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Roman King, a married man and, Alseca King, his wife by Warranty deed from The Jones Company of Tennessee, L.L.C., a Missouri Limited Liability Company of record in Instrument No. 20160729-0078572 Register's Office for Davidson County, Tennessee, dated July 28, 2016 and recorded on July 29, 2016.

This is improved property known as **2252 Arbor Pointe Way, Hermitage, TN 37076.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 2nd day of March, 2022.

Roman King

Alseca King

**STATE OF** VA
**COUNTY OF** Chesterfield

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Roman King and Alseca King, the bargainor(s), 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, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 2nd day of March, 2022.

Notary Public
My Commission Expires: 9-30-2023

NOEWIE BEMAH
Notary Public
Commonwealth of Virginia
7830796
My Commission Expires 9/30/2023

SolomonParks File No. 22-000663-526

SP 11/2015

**Tennessee Certification of Electronic Document**

I, Gregory Vadner, 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 3/2/22 (date of document).

Affiant Signature

3/3/22
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 3 day of March, 2022

Notary's Signature

MY COMMISSION EXPIRES: 4/23/2025

NOTARY'S SEAL

Crystal Johnson
State of Tennessee
Notary Public
Sumner County

202203110028332