Karen Johnson Davidson County
Batch# 836228 DEEDWARR
04/07/2022 03:59:30 PM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20220407-0040735

WARRANTY DEED

STATE OF TN
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00.

Dameka Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF MARCH, 2022.

Tonya Loftin
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

TONYA LOFTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 4275 Central Pike, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Latonya Morton	Latonya Morton	Parcel ID: 148-13-0-188.00-000
(NAME) 5014 Packard Drive	(NAME) 5014 Packard Dr	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Nashville TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 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/WE, **Courtney Allison Chase and Brandon James Chase, wife and husband**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Latonya Morton, a single person**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 77 on the Plan of Fairlane Park of record in Plat Book 2331, Page 108, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Family Trust Services, LLC, a Tennessee limited liability company, By Warranty Deed from Joe P. Baine, unmarried dated June 10, 2016 recorded June 10, 2016, of record as Instrument No. 20160610-0058992 Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Courtney Allison Chase and Brandon James Chase, wife and husband, By Warranty Deed from Family Trust Services, LLC, a Tennessee Limited Liability Company dated June 11, 2021 recorded June 22, 2021, of record as Instrument No. 20210622-0084203 Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 5014 Packard Drive, Nashville, TN 37211

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 31st day of March, 2022

Courtney Allison Chase

Courtney Allison Chase

Brandon James Chase

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Courtney Allison Chase and Brandon James Chase, wife and husband, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st day of March, 2022.

Notary Public

My Commission Expires: 1-5-2026

(SEAL)

ERIC B HENRY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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 **March 31, 2022**.

Date

Tonya Loftin
Affiant Signature

April 1, 2022
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 1st day of April, 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)