Karen Johnson Davidson County
Batch# 858367 DEEDWARR
05/18/2022 03:30:30 PM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20220518-0057755

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of May, 2022.

Notary Public
MY COMMISSION EXPIRES: 3/6/24
File No. G22-15987

KELLY SLAGLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2024

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Elizabeth A. Eckert (NAME)	Community Mortgage Corporation (NAME)	042-07-0A-072-00
1339B Cardinal Avenue (STREET ADDRESS)	142 Timber Creek Drive (STREET ADDRESS)	
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Cordova, TN 38018 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Justin Morgan and Kelsey Morgan, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Elizabeth A. Eckert, an unmarried woman**, 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. 339 on the Plan of Heritage Square Phase III of record in Plat Book 5200, Page 744, 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 Justin Morgan and Kelsey Morgan, husband and wife by Deed dated July 30, 2020, recorded August 10, 2020, in Instrument Number 20200810-0088620, in the Official Records of Davidson County, Tennessee. See also previous deeds of record in Instrument 202008100088619, dated May 20, 2020 and in Book 8008, Page 87, dated December 15, 1989, Register's Office for said County.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2021 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 904 Candlewick Court, Madison, TN 37115.

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. Whenever 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 my/our hand(s) this 11th day of May, 2022.

Justin Morgan

Kelsey Morgan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 11th day of May, 2022, before me personally appeared Justin Morgan and Kelsey Morgan, 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's (or persons') free act and deed.

Witness my hand, at office, this 11th day of May, 2022.

Notary Signature
My commission expires:

D. TODD SHOLAR
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-27-2022

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 5/11/2022 (date of document).

Affiant Signature

Date 5.12.2022

State of TN

County of Sumner

Sworn to and subscribed before me this 12th day of May, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY