G#35872-2 BOX #14

WARRANTY DEED

Karen Johnson Davidson County
Batch# 869466 DEEDWARR
06/10/2022 10:38:01 AM 2 pgs
Fees: $13.00 Taxes: $2,989.60

20220610-0066275

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $808,000.00

Mary Lynne Kaatz
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 7TH DAY OF JUNE, 2022.

Notary Public

MY COMMISSION EXPIRES: 5/9/2026
(AFFIX SEAL)

MIKE BOYD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary Lynne Kaatz and Seth Daniel Kaatz	Ameris Bank	
(NAME)	(NAME)	
212 Herbert Court	1800 Parkway Place, Suite 820	171-08-0A-006.00-CO
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Marietta, GA 30067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, WE, **STEPHEN C. MORY AND LORRAINE E. MORY, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARY LYNNE KAATZ AND SETH DANIEL KAATZ, WIFE AND HUSBAND,** 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. 6 on the Plan of the Subdivision Plat of Cottonport Plantation, Phase I, of record in Plat Book 6900, Pages 529 and 530, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property:

Said Lot No. 6 fronts 37.23 feet on the westerly margin of Herbert Court and extends back 148.36 feet on the northeasterly line and 136.49 feet on the southeasterly line to a broken line in the rear, measuring 147.78 feet thereon.

Being the same property conveyed to Stephen C. Mory and Lorraine E. Mory, husband and wife, by Warranty Deed from Robert Wayne Maddox and Mary Maddox, husband and wife, of record in Instrument No. 20190830-0087766 Register's Office for Davidson County, Tennessee, dated August 29, 2019.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x property, known as 212 Herbert Court, Brentwood, TN 37027 (unimproved _)

(House Number) (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 my hand this 7th day of June, 2022

STEPHEN C. MORY

LORRAINE E. MORY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Stephen C. Mory and Lorraine E. Mory, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 7th day of June, 2022.

Commission expires:

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires 10/2/23

Notary Public