This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane Ste 115
Franklin, TN 37067
File Number: 7-17780-SL

Karen Johnson Davidson County
Batch# 870859 DEEDWARR
06/14/2022 10:12:30 AM 3 pgs
Fees: $18.00 Taxes: $2,960.00
20220614-0067403

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $800,000.00.

LA. H
Affiant

Subscribed and sworn to before me, this the 7th day of June, 2022.

Notary Public
My Commission Expires: 6/25/25

STEPHANIE LUNA
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
MY COMMISSION EXPIRES 6-25-2025

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Frances Elaine Morgan 1441 Loan Oak Rd New Braunfels, TX 78132	The New Owner	073-08-0-037

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Linda Ann Carter, an unmarried woman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Frances Elaine Morgan, an unmarried woman**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

LAND In the 3rd, formerly the 2nd, Civil District of Davidson County, Tennessee, being Lot Nos. 26 and 27 on the plan of Geo. I. Waddeys Subdivision, called Sunset View, not of record, described according to a survey made by J.W. Carrigan, Surveyor, October 26, 1945, as follows:

Beginning on the easterly margin of McGavock Pike at the corner of Lot Nos. 27 and 28, being the southwest corner of the property conveyed to Ben C. McGown, Jr. and wife, by deed from Geo. I. Waddey, Jr. of record in Book 1389, Page 261, Register's Office for said County; thence with said McGown's Southerly line, eastwardly 379.5 feet to the top of bluff and down said bluff to low water mark of Cumberland River; thence with said low water mark, southwardly 200.2 feet, more or less, to the corner of Lot Nos. 25 and 26; thence with the line between said two lots, westwardly to the top of bluff and continuing in the same direction 388 feet to the easterly margin of McGavock Pike; thence with said Pike, northwardlv 200 feet to the beginning.

Being the same property conveyed to Linda Ann Carter, an unmarried woman, by Quitclaim Deed from Dane Carter, a married man, of record in Instrument No. 20200511-0048725, Register's Office for Davidson County, Tennessee, dated April 22, 2020 and recorded on May 11, 2020; and further being the same property conveyed to Dane Carter by Warranty Deed from Thomas Franklin Stacks and wife, Sandra J. Stacks, of record in Instrument No. 20111201-0093363, said Register's Office, dated November 28, 2011 and recorded on December 1, 2011.

This is ☒ improved or ☐ unimproved property located at: **2932 McGavock Pike, Nashville, TN 37214.**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 7th day of June, 2022

GRANTOR:

Linda Ann Carter

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Linda Ann Carter, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 7th day of June, 2022.

JAKE MOORE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission expires: 9-24-22

Certificate of Authenticity

I, Kris Giammarco, do hereby make oath that I am 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 June 7, 2022.

Affiant Signature

June 7, 2022
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 7th day of June, 2022.

Notary's Signature
My Commission Expires: 6/25/25

Notary's Seal

STEPHANIE LUNA
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
MY COMMISSION EXPIRES 6-25-2025