Karen Johnson Davidson County
Batch# 893592 DEEDWARR
07/25/2022 03:05:30 PM 3 pgs
Fees: $18.00 Taxes: $2,194.10
20220725-0084910

WARRANTY DEED

File #2022-248

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $593,000.00.

Affiant

Subscribed and sworn to before me on July 8, 2022.

NOTARY PUBLIC
My Commission Expires: 6/14/2026

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
ASHWORTH LAW FIRM, PLLC
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Diana Sue Cagle 6932 Sunnywood Drive Nashville, TN 37211	Bank of America 101 South Tryon Street Charlotte, NC 28255	173-09-0A-150.00-CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **CAITLIN K. MORRISON**, unmarried, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **DIANA SUE CAGLE**, hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 206, as shown on the map entitled Section Two, Lenox Village 11 (formerly addition to Sugar Valley), of record in Instrument No. 20030203-0014134, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to CAITLIN K. MORRISON, UNMARRIED, by deed from MARK WOODFORD AND JACQUELINE WOODFORD, HUSBAND AND WIFE, of record in Instrument No. 20201201-0139346, dated November 30, 2020, said Register's Office.

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantees; Subsequent taxes are assumed by the Grantees, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 6932 Sunnywood Dr., 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 GRANTEE, its heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its 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 on July 7, 2022.

Grantor:

Caitlin K Morrison By

Is Her Attorney in Fact

Caitlin K. Morrison by Armah Mitchem her attorney-in-fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Armah Mitchem with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who upon his oath acknowledged to be the Attorney-in-Fact for Caitlin K. Morrison, the within named bargainor, and that he as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Caitlin K. Morrison, the within named bargainor, by the said Armah Mitchem, as such Attorney-in-Fact.

Witness my hand, at office, this 7th day of July, 2022.

Notary Public

My Commission expires: My Commission Expires February 26, 2023

ROBERT ASHWORTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Certificate of Authenticity
for Electronically Filed Document

I, Amy Fredrickson, 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 7/8/2022 (date of document).

Date: 7/13/2022

Affiant Signature

State of Tennessee)
)
County of Williamson)

Sworn to and subscribed before me this 13th day of July, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 6.14.2026

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY