Send Tax Statements To:
Jeff S. Juenling
9357 Clovercroft Road
Franklin, TN 37067

Name and Address of New Owner:
Jeff S. Juenling
9357 Clovercroft Road
Franklin, TN 37067

This Instrument Prepared By/Return To:
JOHN G. MITCHELL, III
Attorney at Law
1535 W. Northfield Blvd., Unit 16
Murfreesboro, TN 37129

From Information Furnished By
The Parties

Map/Parcel 18700007600 &
P/O 18700004200

WHEN RECORDED RETURN TO
Midtown Title, LLC
2920 Berry Hill Dr. #210
Nashville, TN 37204
File No. 1-1 7444-RR

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **DANNY WADE MORGAN, MARRIED**, has this day bargained and sold and does hereby transfer and convey unto, **JEFF S. JUENLING,** their heirs and assigns, forever, that certain parcel of real estate located in the Thirty First Civil District of Davidson County, State of Tennessee, and being described as follows, to-wit:

TRACT 1
Land lying and being in the Thirty-First Civil District of Davidson County, Tennessee and being Lot No. 1 on the Hugh W. Morgan Subdivision, plan of record in Book 5800, page 80, Register's Office for Davidson County, Tennessee to which plan reference is here made for a more particular description thereof.

Being the same property conveyed to Danny Wade Morgan, by Warranty deed from Hugh W. Morgan and wife, Martha S. Morgan, dated April 26, 1983, appearing of record in Book 6044, page 991, of the Register's Office of Rutherford County, Tennessee.

This conveyance is made subject to Easement for the use of a 20 foot strip of record in Book 5876, page621; Grant of Easement to Piedmont Natural Gas Company of record in Instrument No. 20110311-0019598; and to any and all matters shown on said plat and survey of record in Book 5800, page 80; all of said Register's Office.

and

TRACT 2
Land in the 2nd Civil District of Davidson County, Tennessee and being a portion of the Hugh W. Morgan property as recorded in Book 5876, page 621, Register's Office of Davidson County, Tennessee, and more particularly described as follows:
Beginning at the northwest corner of the Larry Dale Morgan property as recorded in Book 6623, page 477, Register's Office of Davidson County, Tennessee;
Thence along the westerly line of the Hugh W. Morgan property North 13° 00'00" West a distance of 1273.32 feet;
Thence, along the northerly line of the Hugh W. Morgan property South 88° 00'00" East a distance of 410.00 feet;
Thence, along the easterly line of the Hugh W. Morgan property South 04° 42'00" East a distance of 204.75;
Thence, along a new line South 07° 39' 51" East a distance of 954.93 feet'
Thence along the northerly line of the Danny W. Morgan property as recorded in Book 6044, page 991, Register's Office of Davidson County, Tennessee, South 73° 57'00" West a distance of 133.01 feet;
Thence, northerly line of the Larry Dale Morgan property South 73° 57'00" West a distance of 122.80 feet to the Point of Beginning and containing 9.01 acres or 392,373 square feet.

Being the same property conveyed to Danny Wade Morgan and Naomi Ruth Morgan, husband and wife by Quitclaim deed from The Estate of Hugh W. Morgan, dated March 7, 2019, appearing of record in Instrument No. 20190311-0021790, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements and/or restrictions of record.

Karen Johnson Davidson County
Batch# 893773 DEEDWARR
07/26/2022 09:55:30 AM 3 pgs
Fees: $18.00 Taxes: $3,515.00
20220726-0085122

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said **JJJ CONTRACTING LLC,** their heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is unencumbered, except for the lien of the 2022 real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, their heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to and includes any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 25 day of July, 2022.

Danny Wade Morgan
DANNY WADE MORGAN

Naomi Ruth Morgan
NAOMI RUTH MORGAN

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, personally appeared, **Danny Wade Morgan and Naomi Ruth Morgan,** the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that they executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL in Murfreesboro, Tennessee, this the 25 day of July, 2022.

SHERI L MORGAN NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

Sheri L. Morgan
NOTARY PUBLIC
My Commission Expires: 12/21/24

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $950,000.00, which amount is equal to or greater than the Amount which the property transferred would command at a fair and voluntary sale.

Danny Wade Morgan
AFFIANT

SWORN to and subscribed before me, this 25 day of July, 2022.

Sheri L. Morgan
NOTARY PUBLIC
My Commission Expires: 12/21/24

SHERI L MORGAN NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

Certificate of Authenticity

I, Michael Ference, 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 7/25/22.

Affiant Signature

7/26/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 26th day of July, 2022.

Notary's Signature
My Commission Expires: 5-7-2024

Notary's Seal

