WARRANTY DEED

Karen Johnson Davidson County
Batch# 895880 DEEDWARR
07/29/2022 09:56:30 AM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20220729-0086479

SPENCER LAMBERT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 28 DAY OF July, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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
Miguel Angel Pena Portillo & Anahi Mendez	First Community Mortgage, Inc.	
(NAME) 1312 Ravenna Ct. S.	(NAME) 262 Robert Rose Drive Ste. 200	150 03 0 359.00
(ADDRESS) Antioch, TN 37013	(ADDRESS) Murfreesboro, TN 37129	
(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, **DEXTER B. MORRISON, DOROTHY L. MORRISON, UNMARRIED AND WENDY B. MORRISON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MIGUEL ANGEL PENA PORTILLO, UNMARRIED AND ANAHI MENDEZ, UNMARRIED, AS JOINT TENANTS WITH RIGHT OF SUVIVORSHIP,** 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. 413, Section Nine, on the Plan of The Country, as of record in Plat Book 6900, Pages 285 and 286, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Albert Morrison, by Special Warranty Deed from Prudential Relocation, Inc. fka Citicapital Relocation, Inc., of record in Instrument No. 20021211-0153118, in the Register's Office of Davidson County, Tennessee, dated October 16, 2002 and recorded on December 11, 2002. Albert Morrison died Intestate on 05/18/2021. Dexter Bennett Morrison , Dorothy Louise Morrison and Wendy Beth Morrison are the heirs at law of the decedent pursuant to the Probate of record in the Seventh Circuit Court for Davidson County, Tennessee in Case# 21P1230. Affidavits of heirship recorded in the Registers office for Davidson County, Tennessee in Instrument No. 20220630-0075927 and 20220630-0075926.

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.

Dexter Morrison herein signed as Attorney in fact for Dorothy L. Morrison. Said Power of Attorney is of record Instrument No. 20200212-0016075 in the Registers office for Davidson County, Tennessee.

This was not the marital residence for Dexter B. Morrison nor Wendy B. Morrison.

unimproved _
This is improved x property, known as 1312 Ravenna Ct. South, Antioch, TN 37013
(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 28th day of July, 2022.

DEXTER B. MORRISON

WENDY B. MORRISON

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 Dexter B. Morrison and Wendy B. Morrison, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal this 20 day of July, 2022.

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

Commission expires:

Notary Public

Witness my hand this 28th day of July, 2022.

DOROTHY L. MORRISON
BY: DEXTER B. MORRISON, ATTORNEY IN FACT

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 Dexter B. Morrison, to me known to be the person who executed the foregoing instrument on behalf of Dorothy L. Morrison and acknowledged that he executed the same as the free act and deed of Dorothy L. Morrison.

Commission expires:

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

Notary Public

Certificate of Authenticity

I, Tori Cole, 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 July 29, 2022.

Tori Cole

Affiant Signature

Date: 7/29/22

State of Tennessee

County of Davidson

Sworn to and subscribed before me this July 29, 2022.

Rachel Marie Collins

Notary's Signature

My Commission Expires: 3-10-2024

Notary's Seal

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM