This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 901787 DEEDWARR
08/10/2022 02:50:30 PM 3 pgs
Fees: $18.00 Taxes: $1,720.50
20220810-0091069

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $465,000.00.

Affiant

Subscribed and sworn before me this the 5th day of August, 2022.

Notary Public
My commission expires:

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-05-2025

WARRANTY DEED

Address of New Owner:
Sarah McCormick
5005 W. Durrett Drive
Nashville, TN 37211

Send Tax Bill to:
New Owner
Property

Tax Information

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, GUY SIMMONS, MARRIED, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to SARAH REGAN MCCORMICK AND IAN THOMAS MORGAN, tenants in common with rights of survivorship, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 298 on the Plan of Caldwell Country Estates, Section Five, of record in Plat Book 3300, Page 16, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Guy Simmons, a single man, by deed dated 11/16/2018, from Manolita C. Patton and Robert D. Patton, wife and husband, of record in Instrument No. 20181126-0115063, Register's Office for said County. The said Samantha Phypers is joining in this conveyance to convey any and all marital interest she may have in the said property.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 5005 W. Durrett Drive, 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 Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 5th day of August, 2022.

Guy Simmons

Samantha Phypers

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Guy Simmons and Samantha Phypers, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 5th day of August, 2022.

My commission expires:

9-6-22

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Emily Manno, 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 8/5/22.

Date

Affiant Signature

8/5/22

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 5 day of August, 2022.

Notary's Signature

My Commission Expires: 1/3/23

Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON