Karen Johnson Davidson County
Batch# 904044 DEEDWARR
08/16/2022 10:36:30 AM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20220816-0092678

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF AUGUST, 2022.

Notary Public

MY COMMISSION EXPIRES: May 18, 2024
(AFFIX SEAL)

NICHOLAS BURRAGE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMMISSION EXPIRES MAY 18, 2024

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Morgan Claps	Canopy Mortgage LLC	Parcel ID: 148 02 0 099.00
(NAME)	(NAME)	
3705 Wharton Drive	360 Technology Court Suite 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	London UT 84042	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Agneta Minea, a married woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Morgan Claps, single**, 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. 27 on the Map of Mangum Heights Subdivision, as of record in Book 2330, page 147, Registers Office for said County.

Said Lot No. 27 fronts 103 feet on the westerly margin of Wharton Drive and extends back between lines 135.85 feet on the northerly line and 171.55 feet on the southerly line to a broken line in the rear, measuring 121.86 feet thereon.

Being the same property conveyed to Connor P. Morey, a single man from Douglas R. White and Steve C. White by Warranty Deed dated June 15, 2017 and recorded on June 16, 2017 in Instrument No. 20170616-0060718, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Agneta Minea, a married woman from Connor P. Morey, a married man by Warranty Deed dated February 23, 2022 and recorded on March 7, 2022 in Instrument No. 20220307-0025384, Register's Office for Davidson County, Tennessee.
The subject property is neither the principal residence of Grantor nor her spouse or any dependent.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 3705 Wharton 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 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 our hands this 11th day of August, 2022

Agneta Minea

STATE OF TN

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Agneta Minea, a married woman, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th day of August, 2022.

Notary Public

My Commission Expires: 2/24/26

(SEAL)

AUDRA C. DAVIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02-24-2026
RUTHERFORD COUNTY

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 August 16, 2022 (date of document).

Affiant Signature

August 16, 2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 16 day of August, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025

NOTARY'S SEAL

202208160092678