Warranty Deed

Karen Johnson Davidson County Batch# 927954 DEEDWARR 10/11/2022 11:37:30 AM 3 pgs Fees: $18.00 Taxes: $2,534.50 20221011-0111324	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $685,000.00. Affiant Subscribed and sworn to before me, this the 3rd day of October, 2022. Notary Public My commission expires:

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

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Simon Carr and Adrianne Horvath	New Owner	061-12-0-049.00
4303 Earlene Drive	4303 Earlene Dr	
Nashville, TN 37216	Nashville, TN 37216	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **PHILIP L. MORGAN AND PAULA E. MORGAN, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SIMON CARR, AND ADRIANNE HORVATH, AS JOINT TENANTS WITH RIGHTS OF SURVIVOSHIP,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 2 of Addition No. 1, Section 3, of Jackson Park, not of record, described by survey dated October 1945, by J. Douglas Roach as follows:

Beginning at a point, in the Westerly margin of Earlene Drive at the common corner of Lots 1 and 2, said point being 290.5 feet, more or less, North of the North margin of Plymouth Avenue as measured along the Westerly margin of Earlene Drive; thence with the line between said Lots 1 and 2, Westerly 457.7 feet to a point; thence North 26 degrees 10 minutes East 65.65 feet to the corner of Lots 2 and 3; thence with the lines between Lots 2 and 3 Easterly 440.6 feet to the Westerly margin of Earlene Drive; thence with said margin South 13 degrees 45 minutes West 110.5 feet to the point of beginning.

Being the same property conveyed to Philip L. Morgan and wife, Paula E. Morgan by Warranty deed from Grace E. Dean, a widow of record in Book 5462, page 281, Register's Office for Davidson County, Tennessee, dated July 03, 1979 and recorded on July 10, 1979.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 4303 Earlene Drive, Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 3rd day of October, 2022.

Philip L. Morgan

Paula E. Morgan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Philip L. Morgan and Paula E. Morgan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 3rd day of October, 2022.

Notary Public

My Commission Expires: 3-3-25

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

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 10/3/22.

Date

Affiant Signature

10/3/22
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3 day of October, 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