Karen Johnson Davidson County
Batch# 930707 DEEDWARR
10/18/2022 08:33:30 AM 2 pgs
Fees: $13.00 Taxes: $1,457.80
20221018-0113509

WARRANTY DEED

DAVONNE MYERS
Notary Public - North Carolina
Forsyth County
My Commission Expires Apr 10, 2027

STATE OF ~~TENNESSEE~~ North Carolina
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $394,000.00.

R Keith Morgan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF OCTOBER, 2022.

Davonne Myers
Notary Public

MY COMMISSION EXPIRES: 04/10/2027
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Millennial Title, LLC, 5120 Virginia Way, Suite B13, Brentwood, TN 37027

File No.: TN-2022-15195NSH

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Mary Ashley Morgan	Canopy Mortgage, LLC	171-02-0A-094.00-CO
(NAME)	(NAME)	
246 Glenstone Circle	360 Technology Court, Suite 200	
(ADDRESS)	(ADDRESS)	
Brentwood TN 37027	Linden UT 84042	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Ninety-Four Thousand And No/100 Dollars ($394,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, ROY KEITH MORGAN AND KATHY B. MORGAN, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARY ASHLEY MORGAN, UNMARRIED,** 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:

Being Unit No. 94 on the Plan of Brentwood Villa, Phase 3B, as of record in Plat Book 6900, Page 4 and Book 6900, Page 329, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Roy Keith Morgan and Kathy B. Morgan, husband and wife by Deed dated January 21, 2022, from Aliyar Fouladkhah, unmarried, of record in Instrument Number 20220201-0011565, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 246 Glenstone Circle, Brentwood, TN 37027
(House No.) (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 our hands this 14th day of October, 2022.

Roy Keith Morgan

Kathy B. Morgan

STATE OF TENNESSEE North Carolina
COUNTY OF Davidson

On this 14th day of October, 2022, before me personally appeared **Roy Keith Morgan and Kathy B. Morgan**, to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson County, ~~Tennessee~~ North Carolina this 14th day of October, 2022.

Commission Expires: 04/10/2027

DAVONNE MYERS
Notary Public - North Carolina
Forsyth County
My Commission Expires Apr 10, 2027

Notary Public

I, Andy Maloney, 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 10/14/2022 (date of document).

Affiant Signature
Date 10/14/2022

State of TN
County of Williamson

Sworn to and subscribed before ~~me this~~ 14 day of October, 2022

Notary's Signature
MY COMMISSION EXPIRES: 12/26/24

LAURA JANE SHOUN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY