Karen Johnson Davidson County
Batch# 932459 DEEDWARR
10/21/2022 11:34:30 AM 3 pgs
Fees: $18.00 Taxes: $1,372.70
20221021-0114815

This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-19184-LV

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $371,000.00.

Affiant

Subscribed and sworn to before me, this the 14th day of October, 2022.

Notary Public
My Commission Expires: _____

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Kadiann Bullard and Christopher Bullard 1125 Dawnwood Drive Old Hickory, TN 37138	Lending Hand Mortgage 510 Lenita Drive Madison TN 37115	063 16 0B 177.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Guy E. Morgan and wife, Karen S. Morgan**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Christopher Michael Bullard and Kadiann Bullard, Husband and Wife**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain tract or parcel of land in Davidson County State of Tennessee, described as follows, to-wit:

Being Lot No. 259 on the Plan of Hampton Park (formerly Chitwood Downs), a Planned unit Development, of record in Plat Book 6900, Page 405 as amended in Book 6900, Pages 550 thru 552 and corrected in Book 7462, Page 445 and amended in Book 8181, Page 112, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Guy E. Morgan and wife, Karen S. Morgan by Deed from Fox Ridge Homes, Inc. of record as (book) 8604 / (page) 405 in the Register's Office for Davidson County, Tennessee, dated April 10, 1992 and recorded on April 20, 1992.

This is improved property located at: **1125 Dawnwood Drive, Old Hickory, TN 37138.**

This conveyance is made subject to 1) Property taxes for the year 2023, and thereafter, a lien not yet due and payable. The 2022 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of October, 2022.

GRANTOR:

Guy E. Morgan

Karen S. Morgan

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Guy E. Morgan and Karen S. Morgan, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 14th day of October, 2022.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 3/3/26

202210210114815

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 October 21, 2022 (date of document).

Affiant Signature

October 21, 2022

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 21st day of October, 2022.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023