Karen Johnson Davidson County
Batch# 932838 DEEDWARR
10/24/2022 08:01:30 AM 3 pgs
Fees: $18.00 Taxes: $3,431.75
20221024-0115005

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $927,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF OCTOBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 3/6/24
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC PATRICIA NICHOLLS DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 22-0649

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jonathan Ryan Ingram and Tabitha C. Ingram	Legacy Home Loans, LLC dba Steadfast Mortgage	Map: 05415001200
(NAME) 389 Willow Bough Lane	(NAME) 4004 Hillsboro Pike Ste 216 B	
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NINE HUNDRED TWENTY-SEVEN THOUSAND FIVE HUNDRED AND NO/100 DOLLARS ($927,500.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

PETER R. MORRIS AND WIFE, MOLLY G. MORRIS,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JONATHAN RYAN INGRAM AND TABITHA C. INGRAM, HUSBAND AND WIFE,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 303 on the plan of Section 17, Brandywine Farms of record in Book 4860, Page 70, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Peter R. Morris and wife, Molly G. Morris, by deed from Bank One, National Association, fka The First National Bank of Chicago, as Trustee, of record in Instrument No. 20040102-0000293, dated December 17, 2003, Register's Office for said County.

This conveyance is made subject to: (1) 2022 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 4860, Page 70, said Register's Office; (3) Maintenance Agreement for Sewage Pumps, Service Lines, Ingress and Egress and Appurtenances of record in Instrument No. 20100429-0032442, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restrictive Covenants of record in Book 4979, Page 92, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 389 Willow Bough Lane, Old Hickory, TN 37138
(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 21st day of October, 2022.

Peter R. Morris

Molly G. Morris

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Peter R. Morris and Molly G. Morris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 21st day of October, 2022.

My Commission Expires: 3/6/24

Notary Public

PATRICIA ANN HOLLIS
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

Certification of Recorded Documents

I, Laura Hamann, 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.

(AFFIANT) – Laura Hamann

10/21/2022
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

My commission expires: 3/6/24

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY