Karen Johnson Davidson County
Batch# 934944 DEEDWARR
10/28/2022 08:06:30 AM 3 pgs
Fees: $18.00 Taxes: $1,609.50
20221028-0116554

**WARRANTY DEED**

SYDNEY LASCH NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

File No. EM-22-3382

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $435,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of October, 2022

Notary Public

MY COMMISSION EXPIRES: 1/14/26
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| John Carr and Christina Carr | Home Point Financial COrp | |
| (NAME) | (NAME) | |
| 2509 Western Hills Drive | 2211 Old Earhart Rd #250 | 073-03-0-071.00 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37214 | Ann Arbor, MI 48105 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Emily A. Morse and James Elliott Meyer, wife and husband**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John Carr and Christina Carr, husband and wife**, HEREINAFTER CALLED THE GRANTEE, 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. 32 on the Plan of Sutherland Heights of record in Plat Book 2663, Page 18, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.**

**Being the same property conveyed to Emily A. Morse and James Elliott Meyer, wife and husband by Warranty deed from Terri Beaubeaux, a single woman of record in Instrument No. 20160222-0016579 Register's Office for Davidson County, Tennessee, dated February 18, 2016 and recorded on February 22, 2016.**

**This is property more commonly known as 2509 Western Hills Drive, Nashville, TN 37214.**

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 my/our hand this 25th day of October, 2022.

Emily A. Morse

James Elliott Meyer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of October, 2022, before me personally appeared Emily A. Morse and James Elliott Meyer, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 25th day of October, 2022.

Notary Signature
My commission expires: 3.3.26



**Tennessee Certification of Electronic Document**

I, Robin White, 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 Oct. 25, 2022 (date of document).

Affiant Signature

10.25.22
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 25 day of October, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 8/10/25

NOTARY'S SEAL

CHRISTINA INDREI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY