Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

WARRANTY DEED

Karen Johnson Davidson County
Batch# 946983 DEEDWARR
12/02/2022 10:12:59 AM 2 pgs
Fees: $13.00 Taxes: $913.90

20221202-0126190

File #2022-0498

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $247,000.00.

Affiant

Subscribed and sworn to before me on November 30th, 2022.

NOTARY PUBLIC
My Commission Expires:

RACHAEL LEIGH
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/21/2026
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
ASHWORTH LAW FIRM, PLLC
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #:
Erin Morris and Jacob Shell 313 Cedarcreek Dr. Nashville, TN 37211	New Owner	173-01-0-271.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **STEPHEN P. JACKSON, AN UNMARRIED MAN**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **ERIN MOIAN MORRIS, AN UNMARRIED WOMAN AND JACOB SHELL, AN UNMARRIED MAN, TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP** hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, Lot No. 25B, as shown on the map entitled of Zone Lot Division Lots 25 and 26 Section V, Monte Carlo, of record in Plat Book 6250, page 383, amended in Plat Book 6900, page 130, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Said Lot No. 25-B fronts 39.98 feet on the northerly margin of Cedarcreek Drive and extends back 124.84 feet on the easterly line and 124.74 feet on the westerly line to a dead line in the rear measuring 40.80 feet thereon.

Being the same property conveyed to Stephen P. Jackson, a single man, by deed from Montana Simmons, a single woman, of record in Instrument No. 20210819-0112290, dated August 17, 2021, said Register's Office.

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantee; Subsequent taxes are assumed by the Grantee, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 313 Cedarcreek Dr. Nashville, TN 37211.

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, his heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 on November 30th, 2022.

Grantor:

Stephen P. Jackson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **STEPHEN P. JACKSON**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of November, 2022.

Notary Public

My commission expires: My Commission Expires February 26, 2023

ROBERT ASHWORTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY