WARRANTY DEED

Karen Johnson Davidson County
Batch# 958137 DEEDWARR
01/05/2023 02:14:30 PM 3 pgs
Fees: $18.00 Taxes: $1,949.90
20230105-0001041

File No. BC-22-3567

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $527,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of January, 2023

Notary Public

MY COMMISSION EXPIRES: 05/23/2023

(AFFIX SEAL)

D. Hardwick STATE OF TENNESSEE NOTARY PUBLIC County of Sumner

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
Crystal Leigh Morgan and Michael Brandon Morgan	Same as New Owner	
(NAME) 922 Boscobel Street	(NAME)	082-16-0-355.00
(ADDRESS) Nashville, TN 37206	(ADDRESS)	
(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, **Marsha A. Mullin, unmarried**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Crystal Leigh Morgan and Michael Brandon Morgan, wife and husband**, 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:

Being Lot No. 3 on the Map of R. D. Goodletts Trustee Subdivision of 220.0 feet South side of Boscobel Street, of record in Book 57, page 115, Register's Office for Davidson County, Tennessee.

Said Lot No. 3 fronts 44.0 feet on the southerly margin of Boscobel Street and extends back between parallel lines 175.0 feet to an alley.

Being the same property conveyed to Marsha A. Mullin, unmarried by Warranty deed from Gwyn M. Gatlin, unmarried of record in Book 7223, page 981, Register's Office for Davidson County, Tennessee, dated April 29, 1987 and recorded on May 04, 1987.

This is property more commonly known as 922 Boscobel Street, Nashville, TN 37206.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2023 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 27 day of December, 2022.

Marsha Mullin

Marsha A. Mullin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27 day of December, 2022, before me personally appeared Marsha A. Mullin, 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.

D. Hardwick
STATE OF TENNESSEE NOTARY PUBLIC
County of Sumner

Notary Signature
My commission expires: 05/23/2023

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Dawnielle Hardwick, 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 **December 27, 2022**.

Date

D Hardwick

Affiant Signature

January 5, 2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **5th** day of **January**, 20**23**.

Notary's Signature

My Commission Expires: 7/11/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026