Karen Johnson Davidson County
Batch# 959683 DEEDWARR
01/10/2023 03:44:30 PM 3 pgs
Fees: $18.00 Taxes: $2,257.00
20230110-0002220

TAYLOR HUBBARD TENNESSEE NOTARY PUBLIC My Comm Exp. 10/26/25 COUNTY OF WILLIAMSON (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF Williamson** The actual consideration or value, whichever is greater, for this transfer is $610,000.00 Affiant Subscribed and sworn to before me, this 10th day of January, 2023. Notary Public My commission expires:

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Kaitlyn Stuart Johnson and Frederick Ross Johnson, IV	**New Owner**	**181-10-0A-289.00CO**
7832 Oakfield Grove		
Brentwood, TN 37027		

FOR AND IN 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 ACKNOWLEDGE, WE,

Michael Sean Morey and Brittney A. Morey, husband and wife

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

Kaitlyn Stuart Johnson and Frederick Ross Johnson, IV, wife and husband

HEREINAFTER CALLED THE GRANTEES, 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. 1016 on the Plan of Final Plat, Autumn Oaks Subdivision, Phase 10A of record in Instrument No. 20130812-0084048, 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 Brittney A. Morey and Michael Sean Morey, wife and husband, by Warranty Deed from Ashley L. Temple, a single person, dated June 6, 2016, of record in Instrument No. 20160608-0057716, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees.

b. This Property is Subject to all Notes, Restriction, Easements, Right of Ways, Setbacks and all Matters shown on the Plan of record in Instrument No. 20130812-0084048 Register's Office for Davidson County, Tennessee. Restrictive covenants contained in an instrument of record in Instrument No. 20010912-0099443, amended in Instrument No. 20030513-0064238, amended in Instrument No. 20101206-0096935 and amended in Instrument No. 20100414-0028160 and DCCR's for The Heights at Autumn Oaks in Instrument No. 20200617-0062783, Register's Office for Davidson County, Tennessee. Restrictions of record in Book 6704, Page 397, Book 6704, Page 405 and Book 6968, Page 30, in the Register's Office for Davidson County, Tennessee. Charter for Autumn Oaks Homeowners Association of record in Instrument No. 20010912-0099442, in the Register's Office for Davidson County, Tennessee. PUD Boundary of record in Plat Book 6900, Page 786, in the Register's Office for Davidson County, Tennessee. Sewer Easement of record in Book 7515, Page 298, Book 9343, Page 196 and Book 9343, Page 199, in the Register's Office for Davidson County, Tennessee. Easement for use of spring of record in Book 475, Page 547, in the Register's Office for Davidson County, Tennessee. Water Line Easement of record in Book 3376, Page 239, in the Register's Office for Davidson County, Tennessee. Easement to Columbia Gulf Transmission Company of record in Book 2245, Page 271, Book 4240, Page 667, partially released in Book 6968, Page 25, in the Register's Office for Davidson County, Tennessee. Easement for Ingress and Egress to Cemetery of record in

Book 261, Page 284 and Book 6704, Page 397, in the Register's Office for Davidson County, Tennessee.
Storm Water Detention Agreement of record in Book 7760, Page 970, in the Register's Office for Davidson County, Tennessee.

c. All other easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as 7832 Oakfield Grove, Brentwood, TN 37027.

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 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(s) this 10th day of January, 2023.

Michael Sean Morey

Brittney A. Morey

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Michael Sean Morey and Brittney A. Morey,** with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of January, 2023.

Notary Signature
My commission expires: 11-5-2024

A. SCOTT HUBBARD
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

File #: **22-715**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

Certificate of Authenticity

I, A. Scott Hubbard, 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

1/10/23.

Date

A. Scott Hubbard

Affiant Signature

January 10, 2023

State of TN
County of Williamson

Sworn to and subscribed before me this 10th day of January, 2023

Notary's Signature

ALICIA R. HAMILTON
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/21/25
COUNTY OF WILLIAMSON

My Commission Expires: _____
Date

Notary's Seal (if on paper)