WARRANTY DEED

Karen Johnson Davidson County
Batch# 971481 DEEDWARR
02/16/2023 11:35:08 AM 2 pgs
Fees: $13.00 Taxes: $884.52

20230216-0011326

STATE OF TENNESSEE
COUNTY OF DICKSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $239,059.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15TH DAY OF FEBRUARY, 2023.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

KELLY GRIGSBY STATE OF TENNESSEE NOTARY PUBLIC DICKSON COUNTY My Commission Expires 04-23-2023

THIS INSTRUMENT WAS PREPARED BY
Title Group of Tennessee, LLC Series Bravo, 313 East College Street, Ste 3, Dickson, TN 37055,
File number: 2023-01-9436B

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP/PARCEL NUMBERS:
Joseph A. Morton, unmarried	Joseph A. Morton, unmarried	043-06-0-081.000
(NAME)	(NAME)	
320 May Drive	320 May Drive	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **SCARLA ROSE, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOSEPH A. MORTON, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 52 of Tract 14, of an unrecorded plan of a recorded plan in Book 1130, page 37, Register's Office of Davidson County, Tennessee, known as the Anderson Estates.

Said Lot begins at a point on the easterly margin of May Drive at the corner of Lots No. 51 and 52, being 365.2 feet more or less south of the southerly margin of Thornton Avenue; thence with line between Lots No. 51 and 52 eastwardly 174 feet to the common corner of Lots No. 51, 52, 45 and 44; thence of Lots No. 52 and 53; thence with line between Lots No. 52 and 53 westwardly 174 feet to the easterly margin of May Drive; thence with said Drive northwardly 90 feet to the beginning.

BEING the same property conveyed to Fredrick C. Rose, unmarried, and Scarla Rose, unmarried, joint tenants with right of survivorship from Fredrick C. Rose by Quitclaim Deed dated June 10, 2022 and of record on June 17, 2022, in Instrument No. 20220617-0069510, in the Register's Office for Davidson County, Tennessee.

FOR FURTHER REFERENCE, BEING the same property conveyed to Fredrick C. Rose, married from Alta P. Dunman Wade, widow by Warranty Deed dated May 14, 1996 and of record on May 22, 1996, in Book 10057, Page 291, in the Register's Office for Davidson County, Tennessee.

Subject to applicable restrictions, building setback lines and all existing easements that appear of record in the Register's Office for Davidson County.

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 I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my 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 my hand this 15th day of February, 2023

Scarla Rose

STATE OF TENNESSEE
COUNTY OF DICKSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, **Scarla Rose** 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 foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of February, 2023.

Commission Expires: 4/23/23

Notary Public

KELLY GRIGSBY
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 04-23-2023