WARRANTY DEED

Karen Johnson Davidson County
Batch# 1003093 DEEDWARR
05/15/2023 10:06:30 AM 3 pgs
Fees: $18.00 Taxes: $1,757.50
20230515-0035922

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of May, 2023.

Notary Public

MY COMMISSION EXPIRES: 8/15/2026

(AFFIX SEAL)

VICTORIA CAMARENA
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Waterstone Title, 1608 Williams Drive, Ste 103, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Michael J. Moragas and Ashley R. Harris	NBKC Bank	149 03 0B 011.00
(NAME)	(NAME)	
129 Kendall Park Dr.	8320 Ward Parkway	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37217	Kansas City. Missouri 64114	
(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, We**, Corry Stewart and Anna Stewart, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael J. Moragas and Ashley R. Harris, both unmarried,** 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:

Being all of that certain land or lot as described in Davidson County, Tennessee as follows to-wit: Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Final Plat of Kendall Park Subdivision, Phase One of record in Instrument Number 20000728-0074429, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Corry Stewart and Anna Stewart, husband and wife, by Warranty Deed from Khalilah R. King, dated March 27, 2020, of record in Instrument No. 20200409-0037820, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2023, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by the Grantees; All matters appearing on the Plan of record in Instrument No. 20000728-0074429; Easements; Restrictions; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 129 Kendall Park Dr., Nashville, TN 37217

(House Number) (Street) (City or Town) (Postal Zip)

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 our hands this 11th day of May, 2023.

Corry Stewart

Anna Stewart

State of Tennessee

County of Rutherford

On this 11th day of May, 2023, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Corry Stewart and Anna Stewart, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires: 6/15/24

Notary Public

ROBIN BOWMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Certificate of Authenticity

I, Joshua A. Terry, 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 5/11/2023.

Affiant Signature

5/15/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 5/15/2023.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON