Karen Johnson Davidson County
Batch# 1003765 DEEDWARR
05/16/2023 11:53:30 AM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20230516-0036572

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF MAY, 2023.

Notary Public

MY COMMISSION EXPIRES: 03/01/2025
(AFFIX SEAL)

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Shawn Garrett, Ark Title Group, LLC, 1612 Westgate Circle, Suite 115, Brentwood, TN 37027

File No.: TN-23-00132

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Kelly Morrill and husband, Michael Morrill	Kelly Morrill and husband, Michael Morrill	
(NAME) 2081 Neelys Bend Rd	(NAME) 2081 Neelys Bend Rd	074-00-0-064.00
(ADDRESS) Madison, TN 37115-5813	(ADDRESS) Madison, TN 37115-5813	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Four Hundred Thousand And No/100 Dollars ($400,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **KENNETH LANG, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KELLY MORRILL AND HUSBAND, MICHAEL MORRILL**, 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 the Eleventh Civil District of Davidson County, Tennessee, being more particularly described as follows:

Beginning at an iron pin on the southeastern corner of a tract of land as described in an Installment Deed from Lunceford B. Hull, et ux to Charles R. Robinson, et ux as of record in Book 5028, Page 176, R.O.D.C., Tennessee, thence; North 89 deg. 03 min. 21 sec. West, a distance of 280.00 feet to a point, thence; North 4 deg. 32 min. 22 sec. East a distance of 424.42 feet to a point, thence; North 60 deg. 56 min. 27 sec. East a distance of 291.85 feet to a point, thence; North 88 deg. 36 min. 32 sec. East a distance of 36.66 feet to a point, thence; South 4 deg. 34 min. 26 sec. West a distance of 167.50 feet to an iron pin, thence; South 4 deg. 32 min. 22 sec. West a distance of 404.65 feet to the point of beginning and containing 3.25 acres, more or less.

Being the same property conveyed to Kenneth Lang by Quitclaim Deed from Toni Ruppert (aka Tone Ruppert) of record in Instrument No. 20161101-0115534, Register's Office for Davidson County, Tennessee, dated October 22, 2016 and recorded on November 1, 2016.

Being the same property conveyed to Tone Ruppert and Kenneth Land, as joint tenants with the right of survivorship by Quitclaim Deed from Arthur Edward Land of record in Book 8734, Page 861, Register's Office for Davidson County, Tennessee, dated September 22, 1992 and recorded on September 22, 1992.
The said Tone Ruppert and Toni Ruppert being one and the same person.
The said Kenneth Land and Kenneth Lang being one and the same person.

Being the same property conveyed to Arthur Edward Lang, Toni Ruppert and Kenneth Lang, as joint tenants with rights of survivorship by Warranty Deed from Roger Eugene Alteri and wife, Amy Robinson Alteri of record in Book 8224, Page 415, Register's Office for Davidson County, Tennessee, dated October 22, 1990 and recorded on October 25, 1990.

Being the same property conveyed to by in an instrument dated and recorded in

unimproved ☐

This is improved ☒ property, known as 2081 Neelys Bend Rd, Madison, TN 37115-5813

(House No.) (Street) (P.O. Address) (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.

WITH THE hereditaments and appurtenances thereunto pertaining, hereby releasing any and all claims to homestead and dower therein.

This was not the grantor's primary residence.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Kenneth Lang, a married man this 12th day of May, 2023, .

Kenneth Lang

Kenneth Lang

STATE OF TENNESSEE

COUNTY OF DAVIDSON

I, Mark B. Leedom, Notary Public for the of and State of , do hereby certify that Kenneth Lang personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 11th of May, 2023.

Notary Public

My Commission Expires: 7/7/25

(SEAL)

MARK B. LEEDOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 5/12/23 (date of document).

Jennifer Russell
Affiant Signature

5/16/23
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 16th day of May 2023.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

