Karen Johnson Davidson County
Batch# 1011733 DEEDWARR
06/06/2023 10:55:30 AM 4 pgs
Fees: $23.00 Taxes: $2,671.40
20230606-0042850

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

The actual consideration or value, whichever is greater, for this transfer is **$722,000.00**

Affiant

Subscribed and sworn to before me this 2nd day of June, 2023.

Notary Public
My Commission Expires: 10/2/2023

LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/2/2023
COUNTY OF DAVIDSON

2023-186

Address of New Owner:	Send Tax Bills to:	Tax Information:
Charles Palmer	United Wholesale Mortgage, LLC	
4826 Brick Church Pike	PO Box 11733	024-00-0-013.00
Goodlettsville, TN, 37072	Newark, NJ 07101-4733	

WARRANTY DEED

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 acknowledged, we

Cameron B. Morgan, a married person,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Charles Palmer, a single man, as sole ownership,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Tract No. 2 on the survey of the Marty Lane Williams, et ux property by Charles B. Moseley, Jr., Registered Land Surveyor, No. 776, as Job No. 226-87, as follows:

Beginning at a point in the northeasterly margin of Brick Church Pike, a corner to the property conveyed to Robert V. Zoppel, et ux, by deed of record in Book 5698, Page 148, Register's Office for Davidson County, Tennessee; thence with said margin of said pike South 37 deg. 15' 00" West 50 feet to a concrete monument; thence North 52 deg. 20' 42" West 416.70 feet to a point; thence South 61 deg. 30' 00" West 376.48 feet to a point in the line of the property conveyed to Richard A. Murray, et ux by deed of record in Book 5635, Page 858, said Register's Office; thence with the line of Murray North 58 deg. 30' 58" West 552.01 feet to a point; thence North 61 deg. 30' 00" East 277.50 feet to a point; thence North 83 deg. 55' 48" East 289.17 feet to a point in the line of Zoppel; thence with the line of Zoppel South 52 deg. 20' 42" East 796.20 feet to the point of beginning and containing 5.276 acres, more or less.

Being the same property conveyed to Cameron B. Morgan, a married person by Warranty Deed from Thomas Alex Jackson and Erin Walker Jackson, husband and wife of record in Instrument No. 20191210-0127267 Register's Office for Davidson County, Tennessee, dated December 5, 2019 and recorded on December 10, 2019.

Jenna Wine Morgan, spouse of Cameron B. Morgan, joins in the execution of this instrument for the purpose of conveying her marital interests, if any, in the subject property.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **4826 Brick Church Pike, Goodlettsville, TN 37072.**

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 hand this 26th day of May, 2023.

Cameron B. Morgan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Cameron B. Morgan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of May, 2023.

Notary Public
My Commission Expires:

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Witness my hand this 25th day of May, 2023.

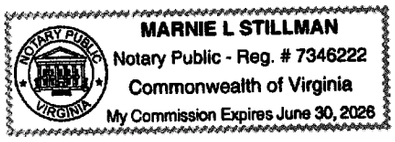
Jenna Wine Morgan

STATE OF VIRGINIA
COUNTY OF FREDERICK

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jenna Wine Morgan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Winchester, Virginia, this 25th day of May, 2023.

Notary Public
My Commission Expires: June 30, 2026



TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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 5/25/23 and 5/26/23.

D. Shayne Adair

6/2/2023
Date

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 2 **day of** June, **2023.**

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

April D. Wideman
Notary Public
My Commission Expires: 03/07/2026