THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 1022605 DEEDWARR
07/05/2023 12:51:30 PM 3 pgs
Fees: $18.00 Taxes: $3,607.50
20230705-0051342

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Drew Morris and Jayne Morris 5044 Briarwood Drive Nashville, TN 37211	SAME AS NEW OWNER	147-10-0-013.00

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Kristi Michelle Hatchell, and Janet Leslie Wulff, spouses married to each other**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Joseph Andrew Morris and Jayne Moore Morris, husband and wife**, hereinafter called the Grantees, their heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 214 on the Plan of Section Three, Caldwell Country Estates of record in Plat Book 2663, Page 130, in the Register's Office for Davidson County, Tennessee.
Said Lot No. 214 fronts 136 feet on the Northerly side of Briarwood Drive, and extends back 271.2 feet on the East line and 280.6 feet on the West line, to a dead line in the rear, which is a broken line, on which it measures 179.65 feet.

Being the same property conveyed to Kristi Michelle Hatchell and Janet Leslie Wulff, spouses married to each other by Warranty Deed from Jonathan Smith, married of record in Instrument number 20191022-0108079, dated October 4, 2019 and recorded on October 22, 2019, Register's Office for Davidson County, Tennessee.

This property is commonly known as 5044 Briarwood Drive, Nashville, TN 37211*
*Note that a street address is not, and is not part of a legal description.

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) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 23rd **day of June, 2023:**

Kristi Michelle Hatchell

Janet Leslie Wulff

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kristi Michelle Hatchell** and **Janet Leslie Wulff,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 23 day of **June, 2023**.

Notary Public

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES MAY 9TH, 2026

My Commission Expires: _____

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$975,000.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 30th DAY OF **June, 2023**:

Ragan N. Veach
Notary Public

My Commission Expires: _____

RAGAN N. VEACH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES AUGUST 8TH, 2026

Certificate of Authenticity
for Electronically Filed Document

I, Amy Fredrickson, 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 June 23, 2023 (date of document).

Date: July 1, 2023

Affiant Signature

State of Tennessee)
)
County of Williamson)

Sworn to and subscribed before me this 1st day of July, 2023.

Ragan N. Veach

Notary's Signature

MY COMMISSION EXPIRES: _____

RAGAN N. VEACH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES AUGUST 8TH, 2026