Karen Johnson Davidson County
Batch# 1024767 DEEDWARR
07/11/2023 10:46:30 AM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20230711-0052956

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-21212-RR

STATE OF TENNESSEE
COUNTY OF Robertson

The actual consideration or value, whichever is greater, for this transfer is $390,000.00.

Affiant

PATTI ROBITAILLE STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY My Commission Expires 03-03-2027

Subscribed and sworn to before me, this the 10th day of July, 2023.

Patti Robitaille
Notary Public
My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Morghan Morris and Spencer Morris 4601 Raccoon Trail Hermitage, TN 37076	New Owner	087 02 0 037.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Caleb Gilbreath, a married man****, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Spencer Morris & Morghan Morris, husband and wife**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 46 on the Plan of New Hope Meadows - Phase I, First Revision of record in Book 6900, Page 653, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Caleb Gilbreath, unmarried man, by Warranty Deed from Peter A. Saxon and Anna M. Saxon, f/k/a Anna M. Bateman, husband and wife, of record in Instrument No. 20170403-0032037, in the Register's Office of Davidson County, Tennessee, dated March 30, 2017 and recorded on April 03, 2017.

** This property is not a marital residence of the Grantors and as such is not subject to any homestead, dower, or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

This is improved property located at: **4601 Raccoon Trail, Hermitage, TN 37076**

This conveyance is made subject to 1) Property taxes for the year 2023 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) 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 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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10th day of July, 2023.

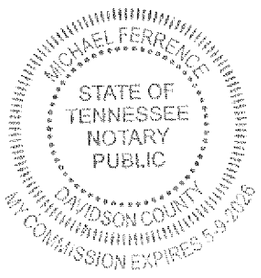
GRANTOR:

Caleb Gilbreath

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Caleb Gilbreath, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 10th day of July, 2023.



Notary Public
My Commission expires: _____

TRUE COPY CERTIFICATION

I, PATTI ROBITAILLE, 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 July 10, 2023 (date of document).

Patti Robitaille
Affiant Signature

Date: 7/11/23

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Sworn to and subscribed before me this 11 day of July, 2023.

Gillian B Kummer
Notary Public

My Commission Expires: September 23, 2026

