Karen Johnson Davidson County
Batch# 1032722 DEEDWARR
07/31/2023 01:44:30 PM 3 pgs
Fees: $18.00 Taxes: $1,986.90
20230731-0058915

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $537,000.00.

Antonio J. Morgado
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JULY, 2023.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

DAWN D. CHASE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 2-14-2026

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Antonio J. Morgado	Legacy Home Loans, LLC DBA Steadfast Mortgage	147 05 0 248.00
(NAME) 4941 Darlington Drive	(NAME) 1036 Stearman Drive, Suite 6	
(ADDRESS) Nashville, TN 37211	(ADDRESS) White House, TN 37188	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Roy M. Overcast, Executor of the Estate of Flora Annette Twyford**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Antonio J. Morgado, an unmarried man**, hereinafter called the Grantee, his 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. 113 on the Map of Section II Caldwell Country Estates, of record in Book 2663, page 128, Register's Office for said County.

Said Lot No. 113 fronts 164 feet on the north side of Darlington Drive and runs back 267.4 feet on the west line and 252.8 feet on the east line to a dead line on which it measures 137 feet.

Being the same property conveyed to William C. Twyford and wife, Flora G. Twyford from Charles A. Wheeler, Jr. and wife, Alice Thorne Wheeler by Warranty Deed dated October 15, 1959 and recorded on October 19, 1959 in Book 2965, Page 113, Register's Office for Davidson County, Tennessee. The said William C. Twyford having predeceased Flora G. Twyford. The said Flora G. Twyford having since died on June 23, 2022, testate, her Last Will and Testament being probated in the Seventh Circuit Court, Probate Division for Davidson County, Tennessee, Docket No. 22P2068.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved property, known as 4941 Darlington Drive, Nashville, TN 37211

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, his heirs and assigns forever; and I do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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 28th day of July, 2023.

Roy M. Overcast, Executor of the Estate of Flora Annette Twyford

BY: EXECUTOR
Roy M. Overcast, Executor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

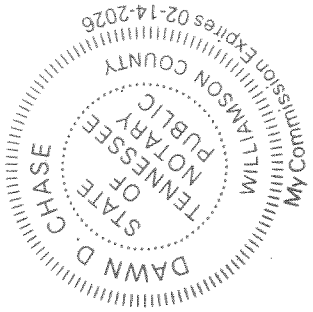
Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Roy M. Overcast with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who upon his oath acknowledged himself to be the Executor of the Estate of Flora Annette Twyford, the within named bargainor, and that he as such Executor being authorized so to do, execute the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th day of July, 2023.

Notary Public

My Commission Expires:

(SEAL)



Certificate of Authenticity

I, Tonya Loftin, 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 28, 2023.

Date

Tonya Loftin

Affiant Signature

July 31, 2023

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 31st day of July, 2023.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

My Commission Expires: _____

Date

Notary's Seal (if on paper)