Karen Johnson Davidson County
Batch# 1041469 DEEDWARR
08/22/2023 03:03:30 PM 3 pgs
Fees: $18.00 Taxes: $1,831.50
20230822-0065669

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $495,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 21st DAY OF AUGUST, 2023.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

TERRESSA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires 9/27/2026

MJ-EXP-23-620

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Debra Farr	**NEW OWNER**	
(NAME)	(NAME)	**075-12-0-030.00**
620 Belgium Drive		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ANDREA MORRISON, MARRIED, FKA ANDREA RUTHERFORD,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DEBRA FARR, AN UNMARRIED PERSON,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 358 on the Plan of Section 3, Highlands of Tulip Grove of record in Plat Book 4675, Page 140, 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 Andrea Rutherford, unmarried by Warranty deed from Shirley Young, unmarried of record in Instrument No. 20160318-0026070 Register's Office for Davidson County, Tennessee, dated March 16, 2016 and recorded on March 18, 2016.

Layton Morrison, spouse of the above named Andrea Morrison, joins in this conveyance for the purpose of releasing any and all rights, including marital, that he may have in and to the above named property.

This conveyance is subject to:
- Taxes for the year 2023 and subsequent years.
- Subject to all matters shown on the Plan of record in Plat Book 4675, Page 140 and Amended in Book 10479 Page 219, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4181, Page 95, Book 4793, Page 157, Book 4849, Page 767, Book 5020, Page 58, Book 5028, Page 357, Book 5545, Page 321 and Book 6017, Page 179, in the Register's Office for Davidson County, Tennessee.
- Plat subject to Surveyor's Certificate of Correction of record in Book 5307, Page 785, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **620 Belgium Drive, Hermitage, Tennessee 37076.**

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 17 DAY OF AUGUST, 2023.

Andrea Morrison

Layton Morrison

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 17th of August, 2023.

Notary Public
My Commission Expires:
(SEAL)

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 17th of August, 2023.

Notary Public
My Commission Expires:
(SEAL)

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Drusilla Bryant, 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 8-21-2023.

Drusilla Bryant
Affiant Signature

8-21-2023
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 21st day of Aug 2023

Notary's Signature

My Commission Expires: _____

Notary's Seal

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires 9/27/2026