Karen Johnson Davidson County
Batch# 1041941 DEEDWARR
08/23/2023 02 34 18 PM 2 pgs
Fees $13 00 Taxes $1,813 00
20230823-0066020

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-21367-AP

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $490,000.00.

Affiant

Subscribed and sworn to before me, this the 22nd day of August, 2023.

Notary Public
My Commission Expires.

SANDRA DENISE WOODS · STATE OF TENNESSEE · NOTARY PUBLIC · SUMNER COUNTY · My Commission Expires 05-20-2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Morgan Hartgrove 708 Lischey Ave Nashville, TN 37027	Pinnacle Bank 150 3rd Avenue South, Suite 1000 Nashville, TN 37201	082-07-0-332

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, **Benjamin Campbell Morgan and Mary Caitlin Couch NKA Mary Caitlin Morgan, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Morgan Hartgrove**, 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 all of Lot No. 2 on the Map of a Resubdivision of Lots 14 and 15, East Nashville Land Co's Plan of Lots, of record in Plat Book 3500, page 22, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Benjamin Campbell Morgan and Mary Caitlin Couch, Husband and Wife by Warranty Deed from Mary Corder Meagher, a married woman by dated April 19, 2021, recorded April 22, 2021, of record in Instrument No. 20210422-0053739, Register's Office for Davidson County, Tennessee.

This is improved property located at: **708 Lischey Avenue, Nashville, TN 37207**

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 21st day of August, 2023.

GRANTOR

Benjamin Campbell Morgan

Mary Caitlin Morgan

STATE OF TENNESSEE
COUNTY OF HAMILTON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Benjamin Campbell Morgan and Mary Caitlin Morgan, 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 they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this **21st** day of August, 2023.

SHANNA SHARPLEY
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

Notary Public
My Commission expires: 11.12.2024