This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-21458-DJ

Karen Johnson Davidson County
Batch# 1046623 DEEDWARR
09/06/2023 11:40:30 AM 4 pgs
Fees: $23.00 Taxes: $1,535.50
20230906-0069869

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $415,000.00.

Affiant

Subscribed and sworn to before me, this the 5th day of September, 2023.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 11-6-2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Thomas Luck and Allison Luck 2100 Crestline Drive Nashville, TN 37214	New Owner	084-04-0-041

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, **Kenneth Morgan, married**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Thomas Luck and Allison Luck, husband and wife**, hereinafter called the Grantee(s), 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. 238, Section Seven, Lincoya Hills, according to survey and plat of same appearing of record in Book 2331, page 119, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description as to details and location of said lot.

Being the same property conveyed to Kenneth Morgan, an unmarried man by Warranty Deed from C.E. Harold, an unmarried man, dated March 30, 2006, recorded April 3, 2006, of record in Instrument No. 20060403-0037621, Register's Office for Davidson County, Tennessee.

David Woodrow King joins this conveyance for the express purpose of relinquishing all his right, title and interest to said property, marital or otherwise.

This is ☒ improved or ☐ unimproved property located at: **2908 Windemere Circle, Nashville, TN 37214**

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 30th day of August, 2023.

GRANTOR:

Signed with Stavvy:
David Woodrow King
aWB59H6520
David Woodrow King

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me the undersigned electronic notary, a Notary Public of the State and County aforesaid, appeared via audio and video communication David Woodrow King, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they have electronically executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 30TH day of August, 2023.

CHARLES D LIGHTSEY
State Of Tennessee Notary Public
County of Davidson
My Commission Expires March 3, 2026

Online Notary Public - Notarized remotely via audio/video communication using Stavvy

Signed with Stavvy:
Notary Public
My Commission expires: 8/30/2023

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of August, 2023.

GRANTOR:

Signed with Stavvy:
Kenneth Morgan
8q8anvpqNv
Kenneth Morgan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me the undersigned electronic notary, a Notary Public of the State and County aforesaid, appeared via audio and video communication Kenneth Morgan with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they have electronically executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this **31st** day of August, 2023.

CHARLES D LIGHTSEY
State Of Tennessee Notary Public
County of Davidson
My Commission Expires March 3, 2026

Online Notary Public - Notarized remotely via audio/video communication using Stavvy

Signed with Stavvy:
4Z44yll08
Notary Public
My Commission expires: 3/ 3/2026

- The text of a certification of an electronic document must be in the following form.

I, Kirsten Virden, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 9/5/23 (date of document).

Kirsten Virden

Affiant Signature

Date: 9/5/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 5th day of September, 2023.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

