THIS DOCUMENT PREPARED BY:
Heritage Title & Escrow Company, Inc
123 5th Avenue North
Franklin, TN 37064
(615) 790-8116

File Number: 23-4332
Parcel ID: 011-00-0-042.00

Karen Johnson Davidson County
Batch# 1052909 **DEEDWARR**
09/22/2023 09 43 29 AM 2 pgs
Fees $13 00 Taxes $1,332 00

20230922-0074545

Property Address:
3381 Freeman Hollow Road, Goodlettsville, TN 37072

---Above This Line Reserved For Official Use Only---

Warranty Deed

Send Tax Statements To:
Mortgage Research Center
550 Veterans United Drive
Columbia, MO 65201

Address of New Owner:
Tiffani Morehead
3381 Freeman Hollow Road
Goodlettsville, TN 37072

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, We, **AMANDA POE and GLENDON POE, wife and husband,** hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto of **TIFFANI RENEE MOREHEAD, a single woman**, hereinafter referred to as "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Land in the 10th (formerly the 20th) Civil District of Davidson County, Tennessee, being a part of a tract known as the H.S. Freeman Lands, and shown on plan of record in Book 332, page 58, Register's Office for said County, and being known as Tract No. 1 on the Map of Subdivision of said tract of the Freeman Heirs, and described according to a copy of survey thereof made by L.N. Petty, Surveyor, on September 25, 1957, as follows:

Beginning at a point in the center line of Freeman Road as established by deed to Davidson County as of record in Book 2445, page 438, said point being in the line between this property and the Patton Farm, running thence South 41 deg. 15' West 357 feet to a point in the center line of said Freeman Road; thence North 20 deg. 30' West 592 feet with the line between Tract No. 1 and Tract No. 2 to a point; thence South 80 deg. 30' East 600 feet to a point; thence South 3 deg. 0' West 50 feet to the point of beginning, containing 3.63 acres.

There is INCLUDED in this description but EXCLUDED from this conveyance is the following described property:

Beginning at a point in the center line of the Freeman Road as established by deed to Davidson County as of record in Book 2445, Page 438, said point being in the line between this property and the Patton Farm, running South 41 deg. 15' West 275 feet to a point; thence South 80 deg. 30' East 285.5 feet to a point; thence South 3 deg. West 50 feet to the beginning, containing 0.63 acres, more or less.

Being the same property conveyed to AMANDA POE and GLENDON POE, wife and husband by Deed dated December 15, 2017 from WALTER L. MORELOCK, JR., unmarried, recorded December 19, 2017, in Instrument Number 20171219-0129178, in the Official Records of Davidson County, Tennessee.

This is improved property known as, 3381 Freeman Hollow Road, Goodlettsville, TN 37072.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

AND WE DO COVENANT with said Grantee, their heirs, and assigns, that we are lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2023 Davidson County property taxes are a lien not yet due and payable.

2. All matters on the Plan of record in Plat Book 332, page 58, Register's Office for Davidson County, Tennessee.

3 Subject to easement for Freeman Road, which lies on and across the subject property.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this 21 day of September, 2023.

Amanda Poe
AMANDA POE

Glendon Poe
GLENDON POE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said county and state, the within named AMANDA POE and GLENDON POE, with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that they, executed the within instrument for the purposes therein contained as their free act and deed.

WITNESS my hand and official seal this 21 day of September, 2023.

Notary Public

SANDY McCOLLUM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 7/18/27

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY and do hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of $360,000.00.

Affiant

SWORN TO and subscribed before me on this 21 day of September, 2023.

Notary Public

SANDY McCOLLUM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 7/18/27