Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville TN 37215

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1056117 DEEDWARR
10/02/2023 11 33 31 AM 2 pgs
Fees $13 00 Taxes $3,041 40

20231002-0077125

STATE OF TN
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $822,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 29th DAY OF SEPTEMBER, 2023

Notary Public

MY COMMISSION EXPIRES 3-9-27
(AFFIX SEAL)

RHONDA BURGESS HOWSE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-9-2027

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Road, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NO (S)
John Caleb Clanton and Sophia M Clanton	John Caleb Clanton and Sophia M Clanton	Parcel ID 160 10 0A 011 00
(NAME) 5320 Heatherwood Dr	(NAME) NEW OWNER	
(ADDRESS) Brentwood, TN 37027	(ADDRESS)	
(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 Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Cathy Wilson Morgan and Robert Edward Morgan, Jr., wife and husband**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **John Caleb Clanton and Sophia M. Clanton, husband and wife**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit

Being Lot No 11 on the Plan of Heatherwood, of record in Plat Book 6900, Page 897, Register's office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Thomas H Repass and wife, Cathy W Repass from Construction Associates, Inc by Quit Claim Deed dated July 5, 1991 and recorded on July 9, 1991 in Book 8393, Page 494, Register's Office for Davidson County, Tennessee

Further being the same property conveyed to Cathy W. Repass from Thomas H Repass by Quit Claim Deed dated June 7, 2001 and recorded on June 7, 2001 in Instrument No 20010607-0060027, Register's Office for Davidson County, Tennessee

Further being the same property conveyed to Cathy Wilson Morgan and Robert Edward Morgan, Jr , husband and wife from Cathy Wilson Morgan (Formerly Known As Cathy W Repass) by Quit Claim Deed dated January 29, 2019 and recorded on January 29, 2019 in Instrument No 20190129-0008555, Register's Office for Davidson County, Tennessee

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

unimproved ☐

This is improved ☒ property, known as 5320 Heatherwood Dr , Brentwood, TN 37027

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 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 29th day of September 2023

Cathy Wilson Morgan

Robert Edward Morgan, Jr

STATE OF TN

COUNTY OF Rutherford

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Cathy Wilson Morgan and Robert Edward Morgan, Jr , wife and husband, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 29th day of September, 2023

Notary Public

My Commission Expires 3-9-27

(SEAL)

RHONDA BURGESS HOWSE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-9-2027