Karen Johnson Davidson County
Batch# 1068815 DEEDWARR
11/06/2023 02:17:30 PM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20231106-0086771

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QCBB-17309-2023

WARRANTY DEED

JOANN MOSS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ___ day of October, 2023.

NOTARY PUBLIC

My commission expires: 9/8/2025

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Morgan and Christopher Morgan	Same address as new owner	173-09-0A-832-00

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED SEVENTY FIVE THOUSAND AND 00/100 Dollars ($375,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **SAMANTHA GRANT, UNMARRIED**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **MICHAEL MORGAN, A SINGLE MAN AND CHRISTOPHER MORGAN, A MARRIED MAN**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 691 on the Plan of Resubdivision of Lots 690 through 694, Section Three of Phase Eight, Lenox Village, of record in Instrument #20100405-0024715, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Samantha Grant and husband, Jonathan Grant, from Regent Homes, LLC, a Tennessee limited liability company, by Warranty Deed dated April 8, 2011 and recorded April 11, 2011 in Instrument #20110411-0027825, said Register's Office. Also being the same property title to which vested in Samantha Grant upon the death of her husband, Jonathan Grant, by reason of their tenancy by the entirety (date of death 10/7/2014).

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property, known as: 2432 Anson Lane, Nashville, TN 37211

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

Beth A. Grant executes this instrument on behalf of Samantha Grant, pursuant to a Power of Attorney, filed for record in Instrument No. 20231019-0082050, in the Register's Office of Davidson County, Tennessee.

WITNESS MY HAND, this 16th day of October, 2023

GRANTOR(S)

Samantha Grant
Samantha Grant

By: Beth A. Grant, Attorney-in-Fact
Beth A. Grant, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF Williamson

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, Beth A. Grant, as Attorney in Fact for Samantha Grant, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person(s) described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that she executed the foregoing instrument as the free act and deed of the said Samantha Grant, for the purposes therein contained.

WITNESS my hand and seal, this the 16th day of October, 2023.

Notary Public

Helen Ponchillia
Printed Notary Name

My commission expires: September 28, 2026

HELEN PONCHILLIA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES SEPTEMBER 28, 2026

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 October 16, 2023.

J. Carlton Drumwright

October 16, 2023
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on October 16, 2023.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY