Karen Johnson Davidson County
Batch # 1080478 DEEDWARR
12/11/2023 10:58:35 AM 2 pgs
Fees: $13.00 Taxes: $1,920.30
20231211-0095299

WARRANTY DEED

STEPHANIE A. GLENN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $519,000.00

Sandy McCollum
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of November, 2023

Notary Public

MY COMMISSION EXPIRES: 2-1-27

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 125, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Cody W Moser Mari Peyton Smith	Guaranteed Rate Inc	069-15-0-023.00
(NAME) 1600 E Stewarts Ln	(NAME) 1806 W Cuyler Ave Suite 1W	
(ADDRESS) Nashville, TN 37218	(ADDRESS) Chicago IL 60613	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten 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, , **Michael Morgan and Mena Morgan,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Cody W Moser unmarried and Mari Peyton Smith unmarried, as joint tenants with rights of survivorship** 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:

Land in Davidson County, Tennessee, being Lot No. 1, a re-subdivision of a part of Lot No. 2 on the Plan of Lands of Richard Hyde, of record in Book 4955, Page 53, Register's Office for said County, and more particularly described as follows:

Said Lot No. 1 fronts 109.37 feet on the easterly margin of East Stewart Lane and extends back 232.19 feet on the northeasterly line, and 243.53 feet on the southerly line, to a point of intersection.

Being the same property conveyed to Jerry Wayne Farley and wife, Mary G. Farley from Robert L. Hudson and Diane McGuffey by Warranty Deed, on May 30, 1980, of record in Book 5608, Page 208, Register's Office for Davidson County, Tennessee. Further conveyed to Jerry Wayne Farley from Mary G. Farley, pursuant to a Final Decree of Divorce as recorded in Docket No. 97D-1451, in the Fourth Circuit Court for Davidson County, Tennessee.

Being the same property conveyed to Theoremos, Inc., from Jerry Wayne Farley, an unmarried man by Warranty Deed on May 17, 2021, of record in Instrument Number 20210525-0071061, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Michael Morgan and Megan Morgan, as tenants by the entirety from Theoremos, Inc., a Tennessee Corporation, by Quitclaim Deed on December 22nd, 2022, of record in Instrument Number 20221228-0133039, Register's Office of Davidson County, Tennessee.

unimproved ☐

This is improved ☐ property, known as 1600 E Stewarts Ln, Nashville, TN 37218
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hands this 30th day of November, 2023.

Michael Morgan by Mena Morgan his Attorney in fact

Michael Morgan by Mena Morgan his attorney in fact

Mena Morgan

State of TN
County of Davidson

Personally appeared before me Mena Morgan as Power of attorney for Michael Morgan , with whom I am personally acquainted, and who acknowledged that He executed the foregoing instrument for purposes therein contained as power of Attorney for Michael Morgan.

WITNESS my hand and seal this .

Notary Public
My Commission Expires: 12-23-25

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

State of TN.
County of Davidson

Personally appeared before me Mena Morgan , with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this .

Notary Public
My Commission Expires: 12-23-25

File No.: 202310001

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD