WARRANTY DEED

Karen Johnson Davidson County
Batch# 1085414 DEEDWARR
12/22/2023 02:23:30 PM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20231222-0098950

File #23-TC-0405-P

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF December, 2023.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2024

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Michael Brandon Morgan	**NEW OWNER**	
(NAME)	(NAME)	**042 16 0 177.00**
316 Madison Boulevard		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DONALD A. WORRELL, SR., a married man,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MICHAEL BRANDON MORGAN AND CRYSTAL MORGAN, HUSBAND AND WIFE** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, described as follows:

Being the Southerly 50 feet of the Northerly 100 feet of Lots Nos. 17 and 18 on the Plan of Douglas-Levine Subdivision, in Madison, Tennessee, as of record in Plat Book 547, Page 44, Register's Office for Davidson County, Tennessee.

Said part of said Lots Nos. 17 and 18 fronts 50 feet on the Easterly side of Douglas Street, and runs back between parallel lines 180 feet to the Westerly line of Lot No. 16.

Included in the above description but excluded from this conveyance is a portion of the above described property being particularly described as follows: Being a part of Lots 17-18 of the Plat of the Douglas-Levine Subdivision, of record in Plat Book 547, Page 44, described as follows: Beginning at the point of intersection of the East margin of Douglas Street and the South boundary of the C. L. Douglas property, thence along the said South boundary South 78 degrees 56 minutes East 30.0 feet to a point; thence South 10 degrees 57 minutes 35 seconds West 50.0 feet to a point, thence North 78 degrees 56 minutes West 30.0 feet to a point in the said East boundary, thence along the said East boundary Northwardly 50.0 feet to the point of beginning and containing 1500 square feet. See Book 4834, page 155, said Register's Office.

Being the same property conveyed to Donald A. Worrell, Sr., by Special Warranty Deed from Randy L. Scruggs and Gary E. Scruggs, Trustees of the Earl E. Scruggs Trust, established April 27, 2006, of record in Instrument No. 20101116-0091786, in the Register's Office of Davidson County, Tennessee, dated November 16, 2010 and recorded on November 16, 2010.

This was never the principal place of residence for the Grantor.

This conveyance is subject to:

* 2023 Taxes, a lien now due and payable.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Douglas-Levine Subdivision, as recorded in Plat Book 547, Page(s) 44.
* Easement for Shared Driveway, recorded in Instrument No. 20110128-0008076.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **405 Madison Station Boulevard, Madison, TN 37115**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 21st day of December, 2023.

Donald A. Worrell, Sr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of December, 2023, before me personally appeared Donald A. Worrell, Sr., to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 21st day of December, 2023.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

True Copy Certification

I, **Tonya Cherry,** 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 this the 21 day of December, 2023.

Affiant Signature
Date 12-21-23

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 21 day of December, 2023.

Notary's Signature
MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024