WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $401,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF FEBRUARY, 2024.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

LAUREN REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 9-20-2025

THIS INSTRUMENT WAS PREPARED BY
Land Title South, Inc., 3326 Aspen Grove Drive, 400, Franklin, TN 37067

File No.: 24-CD-042

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Rachel Morley and Paul S. Morley and Marilee G. Morley,	Rachel Morley and Paul S. Morley and Marilee G. Morley,	161-09-0A-004.00-CO
(NAME)	(NAME)	
2 Crestway Court	2 Crestway Court	
(ADDRESS)	(ADDRESS)	
Canyon, TX 79015	Canyon, TX 79015	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Four Hundred One Thousand Nine Hundred And No/100 Dollars ($401,900.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, EDWARD THOMAS HOHLBEIN AND JASON SCOTT MOODY, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RACHEL MORLEY AN UNMARRIED WOMAN AND PAUL S. MORLEY AND MARILEE G. MORLEY, HUSBAND AND WIFE, 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 Townhome Unit No. 4706 (a/k/a Unit 23) as set forth in the Master Deed Establishing Brighton Village, a condominium form of ownership and use in the manner provided under the provision of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended, of record in Instrument No. 20080117-0005582, as amended in Instrument No. 200808080081965, as corrected in Instrument No. 201105200038914, in the Register's Office for said County; said Unit also being shown as part of Exhibit "E" to said Master Deed.

Being the same property conveyed to Edward Thomas Hohlbein and Jason Scott Moody, Tenants in Common with Rights of Survivorship, by Warranty Deed from Grant V. Apanowicz and Stephanie K

Karen Johnson Davidson County
Batch # 1104279 DEEDWARR
02/23/2024 02:57:15 PM 2 pgs
Fees: $13.00 Taxes: $1,487.03

20240223-0012614

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: LR-EXP24-4706

Ananowicz, husband and wife, dated April 30, 2013, recorded May 1, 2013, of record in Instrument No. 20130501-0043371, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 4706 Brighton Village Dr., Nashville, TN 37211
(House No.) (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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness our hands this 22 day of February, 2024.

Edward Thomas Hohlbein

Jason Scott Moody

STATE OF TENNESSEE
COUNTY OF Williamson

On this 22 day of February, 2024, before me personally appeared Edward Thomas Hohlbein and Jason Scott Moody to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Franklin, Tennessee this 22 day of February, 2024.

Commission Expires:

LEAH TURNER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-23-2024

Notary Public