Karen Johnson Davidson County
Batch# 1104788 DEEDWARR
02/26/2024 03:18:30 PM 3 pgs
Fees: $18.00 Taxes: $1,058.20
20240226-0012996

# WARRANTY DEED

File #2024-0015

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $286,000.00.

Julie Dolores Carroll
Affiant

Subscribed and sworn to before me on February 23, 2024.

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 04/05/2026
DAVIDSON COUNTY

NOTARY PUBLIC
My Commission Expires:

THIS INSTRUMENT WAS PREPARED BY:
ASHWORTH LAW FIRM, PLLC
237 2nd Avenue South
Franklin, TN 37064

| NAME/ADDRESS OF NEW OWNER: | SEND TAX BILL(S) TO: | MAP – PARCEL #: |
|---|---|---|
| Julie Dolores Carroll<br>66 Rolling Meadows Drive<br>Goodlettsville, TN 37072 | Mortgage Investor Group<br>8320 East Walker Springs Ln<br>Knoxville, TN 37923 | 033-04-0A-066.00-CO |

**FOR AND IN CONSIDERATION** of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **TESSA MORRELL, SINGLE WOMAN,** hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **JULIE DOLORES CARROLL, AN UNMARRIED WOMAN,** hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

**Land in Davidson County, Tennessee, being Lot No. 66, as shown on the map entitled Rolling Meadows, Phase One, Section VIII, of record in Plat Book 7900, page 873, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.**

**Being the same property conveyed to TESSA MORRELL, SINGLE WOMAN, by Warranty Deed from CATHY P. SEIGENTHALER, UNMARRIED, of record in Instrument No. 20181217-0122211, dated December 14, 2018, said Register's Office.**

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantee; Subsequent taxes are assumed by the Grantee, with the exception of rollback taxes, which are the responsibility of the Grantor.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 66 Rolling Meadows Drive, Goodlettsville, TN 37072.

**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, her heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 hand on February 23, 2024.

**Grantor:**

Tessa Morrell

**Tessa Morrell**

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **TESSA MORRELL**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of February, 2024.

**My Commission Expires**
**June 14, 2025**

Notary Public

My commission expires: _____



I, Kara Wall, 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 2/23/24 (date of document).

Affiant Signature

Date 2/26/24

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 26th day of February, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 

STEPHANIE WOODALL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025