Karen Johnson
Batch # 1112812
03/19/2024 01:47:37 PM
Fees: $18.00 Taxes: $1,295.00

Davidson County
DEEDWARR
3 pgs

20240319-0018966

THIS SPACE FOR OFFICIAL USE ONLY

STATE OF TENNESSEE

COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $ 350,000.00 .

Melissa D. Rogers
Affiant

CONNIE L. TIMBS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Subscribed and sworn to before me, this the 18th day of March, 2024.

Connie L. Timbs
Notary Public
My commission expires: 1-30-2027

This Instrument Prepared By:
TOWNSEND TITLE LLC
2684 TOWNSEND COURT SUITE A
CLARKSVILLE, TN 37043
File No. 2024-103

Address New Owner:
Matias Reyes and Sandra Reyes
927 E. Main St.
Fairfield, TX 75840

Send Tax Bills To:
New Owner

Map/Parcel No.
026-02-0-006

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Neal F. Morton and Linda C. Morton, Co-Trustees of The Morton Family Trust Agreement dated September 3, 2015** ("GRANTOR") has bargained and sold, and by these presents does transfer and convey unto **Matias Reyes and Sandra Reyes, husband and wife** ("GRANTEE"), their heirs, successors and assigns forever, certain land in **Goodlettsville, TN** being described more particularly in Exhibit A, attached hereto and incorporated herein by reference, together with all right, title, and interest of GRANTOR in and to any improvements, easements, alleyways, streets, and rights-of-way adjoining or abutting said land and any covenants and other rights appurtenant thereto (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the exceptions, limitations, restrictions, encumbrances, and other matters set forth herein. Notwithstanding anything to the contrary contained herein or in any exhibit hereto, GRANTOR makes no warranty as to the amount of acreage contained in the Property.

TO HAVE AND TO HOLD the Property, together with all appurtenances, estate, title, and interest thereto belonging, to GRANTEE, their heirs, successors and assigns forever. GRANTOR covenants with the said GRANTEE that they 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 further covenants and binds it, its heirs, successors, representatives, and assigns to warrant and forever defend the title to the Property to GRANTEE, their heirs, successors and assigns forever, against the lawful claims of all persons whomsoever except for **2024** property taxes, restrictive covenants, easements and setback lines, as may be of record in the Register's Office for **Davidson** County, Tennessee and any other matters as set forth in Exhibit A, attached hereto and incorporated herein by reference.

The words "Grantor" and "Grantee" shall include their respective heirs, successors and assigns where the context requires or permits. Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has signed this Instrument as of 18th day of March, 2024.

GRANTOR:

The Morton Family Trust Agreement dated September 3, 2015

By: _____
Neal F. Morton, Co-Trustee

By: _____
Linda C. Morton, Co-Trustee

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

On this 18th day of March, 2024, before me personally appeared Neal F. Morton and Linda C. Morton, Co-Trustees of The Morton Family Trust Agreement dated September 3, 2015, 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 18th day of March, 2024.

_____
Notary Signature
My commission expires: 8/15/26

STEVEN J HASTON
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

EXHIBIT "A"

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 323, on the Plan of Windsor Green, Phase II, Section III, of record in Book 6900, Page 845, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Linda C. Morton and Ronald G. Morton, Trustees of The Morton Family Trust Agreement, dated September 3, 2015, by Warranty Deed from Jonathan Claxton and Hollee Claxton, husband and wife, dated 9/15/20 recorded in Instrument No. 20200915-0105436, in the Register's Office for Davidson County, Tennessee. Ronald G. Morton is unable to serve as Trustee, and Neal F. Morton and Linda C. Morton are the current Co-Trustees.

Property Address: 121 Lidgate Terrace, Goodlettsville, TN 37072