Karen Johnson Davidson County
Batch# 1116887 DEEDWARR
04/01/2024 10:56:30 AM 3 pgs
Fees: $18.00 Taxes: $2,682.50
20240401-0022288

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $725,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE DAY OF MARCH, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SANDRA L. MITSOS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 06-25-2024

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Rd
Mt. Juliet, TN 37122

06-NSH24-07218

Address of New Owner:	Send Tax Bills to:	Tax Information:
Cordell King and Carmen Morgan 3950 Keeley Drive Nashville, TN 37211	NEW OWNER 3950 KEELEY DRIVE NASHVILLE, TN 37211	148-14-0-045.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Philip James Farmer, a married man**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Cordell King and Carmen Morgan, both unmarried**, hereinafter called the Grantees, their successors 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. 2 on the Plan of Subdivision of Lot 38, Section 1, Blanchard Heights of record in Plat at Instrument No. 20230106-0001359, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to John D. Albright and wife, Mary Denise Albright by Warranty Deed from Jack Ingram Pratt and wife, Martha Gladys Pratt of record in Book 7044, Page 505, Register's Office for Davidson County, Tennessee, dated November 14, 1986 and recorded on November 19, 1986.

Being a portion of the same property conveyed to Philip James Farmer, married by Warranty Deed from John D. Albright and wife, Mary Denise Albright of record in Instrument No. 20220331-0037220, Register's Office for Davidson County, Tennessee, dated March 30, 2022 and recorded on March 31, 2022.

The subjet property is neither the principal residence of the Grantor nor his spouse or any dependent.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 3950 Keeley Drive, Nashville, TN 37211

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further

covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 27th day of ~~February~~ MARCH, 2024

Philip James Farmer

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Philip James Farmer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Mt Juliet, Tennessee, this 27th day of MARCH, 2024.

Notary Public

My Commission Expires:

SANDRA L. MITSOS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 06-25-2024

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, ALLISON TAYLOR, 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 **March 27, 2024**.

Date

Affiant Signature

March 29, 2024
Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this **29** day of **March**, 20**24**.

Notary's Signature

EMILY MANNO
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

My Commission Expires: 5/5/2025
Date

Notary's Seal (if on paper)