Karen Johnson Davidson County
Batch# 1158370 DEEDWARR
07/15/2024 03:31:30 PM 4 pgs
Fees: $23.00 Taxes: $1,055.98
20240715-0053172

WARRANTY DEED

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,400.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF JULY, 2024.

Notary Public

MY COMMISSION EXPIRES: 7/6/2026
(AFFIX SEAL)

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

File No.: 24-CD-301

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP & PARCEL NO.(S)
Meaghan Morgan and Thomas Morgan,		142150C14300CO
(NAME) 143 Hicks Rd.	(NAME)	
(ADDRESS) Nashville, TN 37221	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Eighty-Five Thousand Four Hundred And No/100 Dollars ($285,400.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, CHARLES E CLARK, JR AND AGENIA W CLARK, HUSBAND AND WIFE, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MEAGHAN MORGAN AND THOMAS MORGAN, WIFE AND HUSBAND, 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 Unit No. 143 of Breckenridge, a Condominium, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, TN Code Annotated, and as established by a Master Deed, of record in Book 6808, page 45, as amended in Book 7020, page 848. Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in said Master Deed. Reference is hereby made to the plat of Breckenridge, a Condominium, as shown on Exhibit "B" to the Master Deed, being of record as aforementioned, for a more complete identification and description of such unit.

Being the same property conveyed to Charles E. Clark, Jr and Agenia W. Clark, husband and wife, by Warranty Deed from David L. Barnhart, Jr. and Angela Barnhart and David L. Barnhart Sr. and Donna B.

Barnhart, dated February 7, 2003, recorded February 12, 2003, of record in Instrument No. 20030212-0019631, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 143 Hicks Rd., Nashville, TN 37221
(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.

Agenia W Clark

STATE OF TENNESSEE
COUNTY OF Williamson

On this 11 day of July 2024, before me personally appeared Agenia W Clark, 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 11 day of July 2024.

Commission Expires: _____

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

Notary Public

Witness our hands this 10 day of July 2024.

Charles E Clark, Jr

STATE OF TENNESSEE
COUNTY OF Hamilton

On this 10 day of July 2024, before me personally appeared Charles E Clark, Jr , 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.

Chattanooga

Witness my hand and official seal at ~~Franklin~~, Tennessee this 10 day of July 2024.

Commission Expires: 11/07/2027

NANCY J. FRAZIER
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

Notary Public

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Elizabeth Yerger, 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 **July 11, 2024**.

Affiant Signature

July 15, 2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this

15th day of **July**, 20**24**.

Notary's Signature

My Commission Expires: 10/10/26

Notary's Seal (if on paper)

LESLIE HAYES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires