Karen Johnson Davidson County
Batch# 1161390 DEEDWARR
07/24/2024 03:28:30 PM 4 pgs
Fees: $23.00 Taxes: $2,830.50
20240724-0056039

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 38271-07-2024**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $765,000.00. x Mary Carlton Douglas Affiant Subscribed and sworn to before me this 24th day of July, 2024. Notary Public My Commission Expires:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Mary Carlton Douglas 4941 Darlington Drive Nashville, TN 37211	New owner	Map and Parcel No.: 14705024800

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Antonio J. Morgado, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mary Carlton Douglas, a single woman** ("Grantee"), her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4941 Darlington Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her heirs and assigns, forever.

And Grantor covenants that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds himself, his heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 executed this instrument on the 24th day of July, 2024.

Antonio J. Morgado

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Antonio J. Morgado, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of July, 2024.

Notary Public

My Commission Expires:

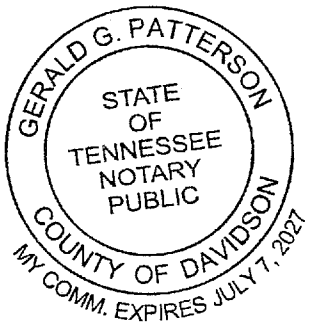


EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 113 on the Map of Section II Caldwell Country Estates, of record in Book 2663, Page 128, Register's Office for said County.

Said Lot No. 113 fronts 164 feet on the north side of Darlington Drive and runs back 267.4 feet on the west line and 252.8 feet on the east line to a dead line on which it measures 137.

Being the same property conveyed to Antonio J. Morgado, an unmarried man, by deed dated July 28, 2023 from Roy M. Overcast, Executor of the Estate of Flora Annette Twyford of record in Instrument No. 20230731-0058915, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2024 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Restrictive Covenants contained in an instrument of record in Book 2907, Page 93, amended in Book 2921, Page 87, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 2663, Page 128, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, George Mudter, 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 7/24/24 (date of document).

Affiant Signature

7/24/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 24 day of July, 2024.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

