WARRANTY DEED

Karen Johnson Davidson County
Batch# 1168962 DEEDWARR
08/14/2024 09:25:30 AM 3 pgs
Fees: $18.00 Taxes: $1,701.63
20240814-0061820

STATE OF TENNESSEE
COUNTY OF Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $459,900.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 5-24-2028

(AFFIX SEAL)

BETHANY SHIPLEY STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/24/2028 SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
1524 Williams Dr. Suite 202, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Michael Holland	United Wholesale mtg	135-16-0A-095.00
(NAME)	(NAME)	
2544 Somerset Drive	700 South Blvd East	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Pontiac, MI 48341	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Darlene G Morgan, unmarried**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Michael Holland and Linnette Holland, husband and wife**, hereinafter called the GRANTEE(S), his/her/their 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. 102 on the Plan of Tracts 8, 9 & 10, of Nashboro Village, of record in Plat Book 5200, pages 186-189, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Stephen L. Morgan and wife, Darlene G. Morgan by Warranty Deed from Ronald D. Wells and wife, Judith E. Wells, dated , of record in Instrument No. 20000612-0058610, Register's Office for Davidson County, Tennessee.

Stephen L. Morgan having died on August 16, 2021, leaving wife Darlene G. Morgan as the surviving tenant by the entirety.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 2544 Somerset Drive, Nashville, TN 37217
(House Number) (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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 12th day of August, 2024.

Darlene G Morgan

State of ALABAMA
County of BALDWIN

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Darlene G Morgan, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 9th day of August, 2024.

Notary Public:
My Commission Expires: 12-2-26

HOLLY ANN BOYETT NOTARY PUBLIC STATE OF ALABAMA MY COMMISSION EXPIRES DECEMBER 2, 2026

RETURN TO:
Stewart Title Company Tennessee Division
1524 Williams Dr. Suite 202
Murfreesboro, TN 37129

Tennessee Certification of Electronic Document

I, James W. Cobb, 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 **8-12-2024** (date of document).

Affiant Signature

8-12-2024
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this **12th** day of **August, 2024.**,

Notary's Signature

MY COMMISSION EXPIRES: 3/2/27

NOTARY'S SEAL

ASHLEY HUMBERT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY