Karen Johnson Davidson County
Batch# 1179649 DEEDWARR
09/10/2024 01:57:30 PM 3 pgs
Fees: $18.00 Taxes: $2,109.00
20240910-0069798

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $570,000.00.

Affiant

Subscribed and sworn before me this the 5th day of September, 2024.

Notary Public
My commission expires: 3-20-28

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Joshua Morris	Pennymac Loan Services, LLC	173-09-0A 130.00
709 Adams Mill Ct.	3043 Townsgate Rd, Ste 200	
Nashville, TN 37211	Westlake Village, CA 91361	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JENNIFER I. MOBLEY, SINGLE WOMAN**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **JOSHUA MORRIS AND TARA RICHELE WATSON**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 226, on the Plan of Section One, Lenox Village II, of record in Instrument No. 20030106-0001756, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jennifer I. Mobley, single woman, by deed dated 08/31/2007, from Scott Stephens and Rebekah Stephens, husband and wife, of record in Instrument No. 20070917-0110572, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 709 Adams Mill Ct., 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/or assigns, forever. Grantors covenant with Grantees that Grantors 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. 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 successors, 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 the 5th day of September, 2024.

Jennifer I. Mobley

Jennifer I. Mobley

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jennifer I. Mobley, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 5th day of September, 2024.

My commission expires: 9/21/26

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 9.5.24.

Affiant Signature

9.10.24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 10 day of Sept., 2024.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY