Karen Johnson Davidson County
Batch# 1187566 DEEDWARR
09/30/2024 08:52:30 AM 3 pgs
Fees: $18.00 Taxes: $6,545.30
20240930-0075284

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,769,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF SEPTEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 3.20.28
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corporation, 3310 West End Avenue, Suite 540, Nashville, TN 37203

File No.: P24-7778-WE

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Robert Clay Morgan and Laura Morgan	Fairway Independent Mortgage Corp.	103 12 0 208.00
(NAME)	(NAME)	
106 Cherokee Road	4201 Marsh Lane	
(ADDRESS)	(ADDRESS)	
Nashville TN 37205	Carrollton, TX 75007	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF One Million Seven Hundred Sixty-Nine Thousand And No/100 Dollars ($1,769,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **CAROLYN H. SCHNEIDER AND BARRETT SUTTON, JR., WIFE AND HUSBAND,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROBERT CLAY MORGAN AND LAURA MORGAN, HUSBAND AND WIFE,** 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 all of Lot No. 20 and the northerly half of Lot 21 of Block "J", on the Plan of Cherokee Park, Third Section, as shown by plat appearing of record in Plat Book 843, pages 2 and 3, of the Register's Office of Davidson County, Tennessee.

Said part of Lot No. 21 fronts 25 feet on the easterly side of Cherokee Road and runs back 148.21 feet on the northerly line and 147 feet, more or less, on the southerly line to a dead line, measuring 29.5 feet thereon. Said Lot No. 20 fronts 58 feet on the easterly side of Cherokee Road and runs back between parallel lines 148.87 feet on the northerly line and 148.21 feet on the southerly line to a dead line on which it measures 58 feet thereon.

Being the same property conveyed to CAROLYN H. SCHNEIDER by Warranty deed from ROBERT C. PLAGEMAN, SR. AND WIFE, SUSAN M. PLAGEMAN of record in Instrument No. 20020924-0116703 Register's Office for Davidson County, Tennessee, dated 9/23/2002 and recorded on 9/24/2002. (Value of consideration shown in aforementioned deed $392,000.00.) Being also known as 106 Cherokee Road Nashville, Tennessee 37205.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐
This is improved ☑ property, known as 106 Cherokee Road, Nashville, TN 37205
(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.

Witness our hands this 27 day of Sept, 2024.

Carolyn H. Schneider

Barrett Sutton, Jr.

R. L. MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Carolyn H. Schneider and Barrett Sutton, Jr.,the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 27th day of Sept, 2024.

My Commission Expires: Nov 8 2027

Notary Public

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 9/27/24.

Affiant Signature

9/30/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 30 day of Sept., 2024

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL STATE OF TENNESSEE NOTARY PUBLIC LEWIS COUNTY