Karen Johnson Davidson County
Batch# 1189862 DEEDWARR
10/04/2024 10:12:30 AM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20241004-0077140

STATE OF TENNESSEE
COUNTY OF Dickson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF OCTOBER, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DEANNA F. WOOD STATE OF TENNESSEE NOTARY PUBLIC DICKSON COUNTY My Commission Expires 12-27-2026

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
1904 Highway 46 South, Suite 2
Dickson, TN 37055

17-NSH24-08473

Address of New Owner:	Send Tax Bills to:	Tax Information:
Joseph Warren Morris and Joyce Ann Morris and Timothy W. Morris 8024 Regency Drive Nashville, TN 37221	Joseph Warren Morris and Joyce Ann Morris and Timothy W. Morris 8024 Regency Drive Nashville, TN 37221	128-14-0-156.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Sandra League, a widow**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Joseph Warren Morris and wife, Joyce Ann Morris and Timothy W. Morris, unmarried**, hereinafter called the Grantees, their successors 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 Lot No. 112 on the Plan of Harpeth Park, Section III of record in Plat Book 4175, Page 14, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot no. 112, fronts 95.0 feet on the southerly margin of Regency Drive and runs back between lines measuring 194.34 feet on the easterly line and 193.18 feet on its westerly line to a line in the rear measuring 95.05 feet thereon.

Being the same property conveyed to William E. League and wife, Sandra League by Warranty Deed from Harpeth Builders, Inc. of record in Book 4344, Page 194, in the Register's Office for Davidson County, Tennessee, dated June 20, 1969 and recorded on June 23, 1969.

William E. League having since died on June 21, 1993, being survived by his wife, Sandra League.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 8024 Regency Drive, Nashville, TN 37221

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 assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 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 2nd day of October, 2024

Sandra League
Sandra League

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Sandra League, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal at Franklin, Tennessee, this 2nd day of October, 2024.

Notary Public

My Commission Expires: 1-19-2025

ROSYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, **Deanna Wood** *(custodian's name)*, 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 10-2-24 *(date of document)*.

Deanna Wood
Custodian's Signature

10-4-24
Date

STATE OF TENNESSEE
COUNTY OF DICKSON

Sworn to and subscribed before me this 4th day of October, 2024.

Kara Critchfield
Notary Public

My Commission Expires: _____

KARA CRITCHFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 08-22-2028