WARRANTY DEED

Karen Johnson Davidson County
Batch# 1190888 DEEDWARR
10/07/2024 02:48:30 PM 3 pgs
Fees: $18.00 Taxes: $1,739.00
20241007-0077886

File #24-PA-1427-ON

(SEAL)

CHRISTEN T. RABE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $470,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF October, 2024.

Notary Public
MY COMMISSION EXPIRES: 1/30/27

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Lauren Caudill and Caleb Caudill	**Lauren Caudill & Caleb Caudill**	
(NAME)	(NAME)	
1427 Finnland Drive	**1427 Finnland Drive**	**041-06-0-023**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	**Nashville, TN 37207**	
(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 consideration, the receipt of which is hereby acknowledged,

JASON MORRIS AND BRIDGET MORRIS, A MARRIED COUPLE,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

LAUREN CAUDILL AND CALEB CAUDILL, WIFE AND HUSBAND,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 2 on the Plan of SKYLINE SUBDIVISION, SECTION TWO, as of record in Plat Book 3700, Page 46, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Jason Morris, a single man, by Warranty Deed from Virginia B. Garrison, unmarried, of record in Instrument No. 20130830-0091912, in the Register's Office of Davidson County, Tennessee, dated August 28, 2013 and recorded on August 30, 2013.

Further being the same property conveyed to the grantor herein by Quitclaim Deed of even date, recorded at Instrument No. 202410070077885 said Register's Office.

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SKYLINE SUBDIVISION, SECTION TWO, as recorded in Plat Book 3700, Page(s) 46, said Register's Office.
* Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 3957, Page 549, said Register's Office.
* Easement for Water Line, recorded in Book 4071, Page 409, said Register's Office.
* Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 6518, Page 819, said Register's Office.
* Easement recorded in Book 2861, Page 11 and Book 3489, Page 385, said Register's Office.
* Any and all existing easements and restrictions as shown of record not stated herein

The execution of this instrument is affected by the signature of ***LOY CARNEY*** *as Attorney-in-Fact for* ***JASON MORRIS****, which Power of Attorney is recorded in Book ___, Page ___/Instrument Number* 202410070077883 *, Register's Office for* ***Davidson*** *County, Tennessee.*

The execution of this instrument is affected by the signature of ***LOY CARNEY*** *as Attorney-in-Fact for* ***BRIDGET MORRIS****, which Power of Attorney is recorded in Book ___, Page ___/Instrument Number* 202410070077884 *, Register's Office for* ***Davidson*** *County, Tennessee.*

This is ____ **unimproved** __X__ **improved** property known as: **1427 Finnland Drive, Nashville, TN 37207**.

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), their heirs and 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), 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/our hand(s) this the 4th day of October, 2024.

Jason Morris by Loy Carney, Attorney-In-Fact

Bridget Morris by Loy Carney, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LOY CARNEY**, to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of **JASON MORRIS**, and who acknowledged he/she/they executed the same as the free act and deed of the said **JASON MORRIS**.

Witness my hand and official seal this **4th** day of **October, 2024**.

Notary Signature
My Commission Expires: _____

KAZ ARBOGAST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-07-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LOY CARNEY**, to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of **BRIDGET MORRIS**, and who acknowledged he/she/they executed the same as the free act and deed of the said **BRIDGET MORRIS**.

Witness my hand and official seal this **4th** day of **October, 2024**.

Notary Signature
My Commission Expires: _____

KAZ ARBOGAST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-07-2025

Certificate of Authenticity

I, Christen Rabe, 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 October 4, 2024.

Date

Christen Rabe

Affiant Signature

10/4/24

Date

State of Tennessee

County of Davidson

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

Emily Manno

Notary's Signature

My Commission Expires: 05-05-2025

Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025