WARRANTY DEED

Karen Johnson Davidson County
Batch # 1193244 **DEEDWARR**
10/14/2024 02:15:07 PM 2 pgs
Fees: $13.00 Taxes: $1,572.50

20241014-0079522

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00

Patty Parsons
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of October, 2024

Notary Public

MY COMMISSION EXPIRES: 05/08/28
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Austin Kenney and Monica Kathy Lassak	Primis Mortgage Co.	
(NAME)	(NAME)	
416 Elegance Way	5535 Currituck Dr. #120	086-12-0A-014.00-CO
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Wilmington, NC 28403	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Dallas Derr, unmarried and Kailee Rose Morris, unmarried**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Austin Kenney and Monica Kathy Lassak, husband and wife**, HEREINAFTER CALLED THE GRANTEE, 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 Lot No. 14 on the Plan of Final Plat Revision Of, Section One, Tulip Grove Pointe, Cluster Lot Subdivision of record in Plat at Instrument No. 20060905-0109478, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Dallas Derr and Kallee Rose Morris, husband and wife by Warranty Deed from Bryan Duncan and wife, Donna Duncan (a 10% interest), and Gary F. Duncan, married (a 90% interest), as tenants in common of record in Instrument No. 20200707-0073259 Register's Office for Davidson County, Tennessee, dated June 15, 2020 and recorded on July 07, 2020. Dallas Derr and Kallee Rose Morris subsequently divorced.

This is property more commonly known as 416 Elegance Way, Hermitage, TN 37076.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 my/our hand this 10 day of October, 2024.

Dallas Derr by Thomas F Derr, Attorney-In-Fact

Kailee Rose Morris

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 Thomas F Derr, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he is Power of Attorney for Dallas Derr, and that this instrument was executed on behalf of the said Dallas Derr for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith* at Instrument No. _____ in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal this 9th day of October, 2024.

Notary Signature
My commission expires: 3-3-24

SARAH SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of October, 2024, before me personally appeared Kailee Rose Morris, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 10th day of October, 2024.

Notary Signature
My commission expires: 3-3-20

SARAH SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY