Karen Johnson Davidson County
Batch# 1197671 DEEDWARR
10/24/2024 01:13:30 PM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20241024-0082769

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $415,000.00

Affiant

Subscribed and sworn to before me, this 18th day of October 2024.

Notary Public

My commission expires: 7-22-25

KAREN K. VALENTINE
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Morgan Wickett	**Union Home Mortgage Corp.**	**09110036400**
913 Morrow Rd	8241 Dow Circle W.	
Nashville, TN 37209	Strongsville, OH 44136	

FOR AND IN 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 ACKNOWLEDGE, WE,

Erin Dias, Trustee of The Waters Family Trust

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Morgan Wickett, unmarried woman

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 Lot No. 88, Morrow Meadows,Section Two, of record in Plan Book 2331, Page 16, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Erin Dias, Trustee of The Waters Family Trust, by Warranty Deed from Karita Williams, unmarried, dated February 26, 2024, of record in Instrument No. 20240229-0014016, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Karita Waters and husband, Neal Waters, by Warranty Deed from Amanda Dean, as Trustee for The 913 Morrow Road Trust, dated July 6, 2017, of record in Instrument No. 20170710-0069281, in the Register's Office for Davidson County, Tennessee. Neal Waters died July 9, 2017, leaving Karita Waters as the sole surviving tenant.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (_X_) unimproved (_____) property known as 913 Morrow Rd, Nashville, TN 37209.

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 in 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.

_____ Date: 10/18/24
The Waters Family Trust
By: Erin Dias
It's: Trustee

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Erin Dias** 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 forgoing instrument for the purpose therein contained and who further acknowledged that she is TRUSTEE OF The Waters Family Trust and that she is authorized by The Waters Family Trust to execute this instrument on its behalf.

Witness my hand, at office, this 18 day of October, 2024.

_____
NOTARY PUBLIC

My Commission Expires: 7-22-25

KAREN K. VALENTINE
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Certificate of Authenticity

I, Jennifer Russell, 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 10/18/24.
Date

Jennifer Russell
Affiant Signature

10/18/24
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 18 day of October, 2024.

Notary's Signature

My Commission Expires: 3/3/28

Notary's Seal (if on paper)

CHINA HENDRIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3/3/2028