Name and Address of New Owner:
Camryn Joyce and George Harris
538 Upsall Drive
Antioch, TN 37013

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 1218162 DEEDWARR
12/19/2024 07:53:30 AM 3 pgs
Fees: $18.00 Taxes: $1,091.50
20241219-0098456

Map & Parcel No: 163110C01800CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Morgen Smith, unmarried woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Camryn Joyce, a single person and George Harris, a married person, as joint tenants with full rights of survivorship,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Bell Forge Village 3, Section Five, of record in Plat Book 6900, Page 632 as amended in Book 7524, Page 552, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description.

Being the same property conveyed to Morgen Smith, unmarried woman by Warranty Deed from Randy Buttrey, Executor of the Estate of Doris Marie Buttrey, dated January 12, 2021, of record in Instrument No. 20210423-0054532, in the said Register's Office, Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been paid and prorated, 2025 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 538 Upsall Drive, Antioch, TN 37013

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 25th day of November, 2024.

Morgen Smith (SEAL)
Morgen Smith

STATE OF Texas
COUNTY OF Dallas

On this 25th day of November, 2024, before me personally appeared Morgen Smith, 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 25th day of November, 2024.

Analise Williams
Notary Signature
My commission expires: 12/8/2024

NOTARY PUBLIC STATE OF TEXAS
ANALISE WILLIAMS
Notary ID #132815051
My Commission Expires
December 8, 2024

Completed via Remote Online Notarization using 2 way Audio/Video technology.

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $295,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Morgen Smith
Affiant

STATE OF ~~TENNESSEE~~ Texas
COUNTY OF ~~DAVIDSON~~ Dallas

Sworn to and subscribed before me this 25th day of November, 2024.

Analise Williams
Notary Signature
My commission expires: 12/8/2024

NOTARY PUBLIC STATE OF TEXAS
ANALISE WILLIAMS
Notary ID #132815051
My Commission Expires
December 8, 2024

Completed via Remote Online Notarization using 2 way Audio/Video technology.

NotaryCam Doc ID: 965304b8-e389-42c3-923f-769a3428aec7

202412190098456

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 11/25/24 (date of document).

Affiant Signature

11/25/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 25th day of November, 2024.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

