Karen Johnson Davidson County
Batch# 1218465 DEEDWARR
12/19/2024 03:23:30 PM 3 pgs
Fees: $18.00 Taxes: $643.80
20241219-0098853

WARRANTY DEED

JENNIFER A HOFFMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 06-29-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $174,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF DECEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 6/29/27

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
100 Bluegrass Commons Blvd, Ste 110, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Morgan Smith	New Owner	148-08-0-161.00
(NAME)	(NAME)	
276 Bluegrass Drive		
(ADDRESS)	(ADDRESS)	
Hendersonville, TN 37075		
(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 considerations, the receipt of which is hereby acknowledged, I **Mary Ellen Perkins, an unmarried woman**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Morgan Smith, an unmarried man**, hereinafter called the GRANTEE(S), his/her/their 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. 37 on the plan of Hazelwood, Section 16, of record in Book 5060, Page 70, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.
Being the same property conveyed to Mary E. Perkins and Mabel B. Perkins by Warranty Deed from Ricky Hughes and wife, Jaylene Hughes, dated 12/19/1988, of record in Book 7734, Page 353, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mary Ellen Busha by Quitclaim Deed from Daniel F. Busha, dated 06/15/1999, of record in Book 11529, Page 823, Register's Office for Davidson County, Tennessee.

The said Mabel B. Perkins died on February 1, 2000, leaving the said Mary E. Perkins the sole surviving tenant by the entirety.

Being the same property conveyed to Mary Ellen Perkins, an unmarried woman by Quitclaim Deed from Mary Ellen Perkins, an unmarried woman who acquired title as Mary Ellen Busha, dated 08/13/2002, of record in Instrument No. 20020820-0100352, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mary Ellen Perkins, unmarried by Quitclaim Deed from Mary Ellen Perkins aka Mary Ellen Busha aka Mary E. Perkins, an unmarried woman dated 07/09/2004, of record in Instrument No. 20041216-0149773, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mary Ellen Parnell and Charles Douglas Parnell, husband and wife, as tenants by the entirety, their assigns, the survivor of them and the survivor's personal representative and assigns

by Quitclaim Deed from Mary Ellen Perkins, dated 06/28/2006, of record in Instrument No. 20070208-0016696, Register's Office for Davidson County, Tennessee.

The said Charles Douglas Parnell divested from the property by the Order of Court and the title was vested to Mary Ellen Perkins as evidenced in Final Decree of Divorce (Docket No. 13-D-585), Records of Circuit Court for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 4436 Dowdy Drive, Antioch, TN 37013

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their 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), his/her/their 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.

Effective the 10th day of December, 2024.

Mary Ellen Perkins

Mary Ellen Perkins

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary Ellen Perkins, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 10th day of December, 2024.

Notary Public:
My Commission Expires: _____

RETURN TO:
Stewart Title Company
100 Bluegrass Commons Blvd, Ste 110
Hendersonville, TN 37075

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 12-27-2027

CERTIFICATE OF AUTHENTICITY

I, Jennifer A. Hoffman, do hereby make oath that I am licensed attorney and/or 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 the law on 12/10/2024.

Jennifer A Hoffman

AFFIANT

DATE: 12/19/24

STATE OF TENNESSEE

COUNTY OF Sumner

SWORN to and subscribed before me this 19th day of December, 2024.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 6/29/27

DEBORAH A RAND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 06-29-2027