WARRANTY DEED

Karen Johnson Davidson County
Batch# 1274058 DEEDWARR
05/16/2025 09:57:30 AM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20250516-0038647

File #25-PA-0701-C

(SEAL)
STEPHEN SISCO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF May, 2025.

Notary Public
MY COMMISSION EXPIRES: 1/11/2026

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)
Sarah Thornton and Daniel Harden	**New Owner**	
(NAME) 701 Stone Creek Ct.	(NAME) 701 Stone Creek Ct.	**141 15 0B 078.00**
(ADDRESS) Nashville TN 37221	(ADDRESS) Nashville TN 37221	
(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,

JARROD C. MORRIS AND LAURA L. MORRIS, A MARRIED COUPLE,

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

SARAH THORNTON AND DANIEL HARDEN, 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. 274 on ROLLING RIVER ESTATES, PHASE III, as of record in Plat Book 5200, Page 81, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Jarrod C. Morris and wife, Laura L. Morris, by Warranty Deed from Gail Wilson, unmarried, of record in Instrument No. 20100908-0071550, in the Register's Office of Davidson County, Tennessee, dated September 03, 2010, and recorded on September 08, 2010.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ROLLING RIVER ESTATES, PHASE III, as recorded in Plat Book 5200, Page(s) 81.
*Declaration of Covenants, Conditions and Restrictions recorded in Book 4892, Page 689 as supplemented in Book 5214, Page 933; Book 5336, Page 480; Book 5855, Page 605; Book 5969, Page 156 and Book 6298, Page 934.
*Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4788, Page 950 as amended in Book 4871, Page 640.
*Charter for Rolling River Estates, Inc. recorded as Book 4892, Page 671 as amended in Book 8276, Page 552.
*By-Laws for Rolling River Estates, Inc. recorded as Book 4892, Page 679.
*Common Open Space Deed recorded as Book 5689, Page 652.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **701 Stone Creek Court, Nashville, TN 37221**.

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 15th day of May, 2025.

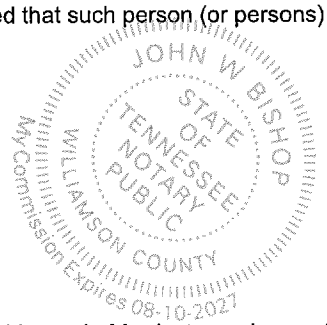
Jarrod C. Morris

Laura L. Morris

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of May, 2025, before me personally appeared Jarrod C. 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.

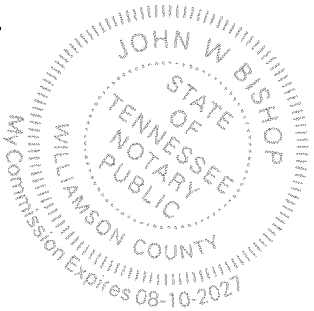
Witness my hand, at office, this 15th day of May, 2025.



Notary Signature
My commission expires:
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of May, 2025, before me personally appeared Laura L. 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 15th day of May, 2025.



Notary Signature
My commission expires:

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Tierra Staggs, 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 May, 15, 2025.

Custodian's Signature

5/15/2025
date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 15th day of May, 2025.

Notary Public

MY COMMISSION EXPIRES: 01/11/2026

STEPHEN SISCO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON