19NT00230

Karen Johnson Davidson County
Batch# 221425 DEEDWARR
04/24/2019 11:13:30 AM 3 pgs
Fees: $18.00 Taxes: $928.33
20190424-0037662

WARRANTY DEED

SEAN HUDDLESTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-07-2019

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$$250,900.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
23rd DAY OF April,2019.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 10/7/19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 063
Ronald J Lemarie 4480 S Trace Blvd Old Hickory, Tennessee 37138	New Owner , 	GROUP 12 0 PARCEL 056.00

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 acknowledged, we,

Dustin Anderson and Nicole Anderson, husband and wife

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Ronald J Lemarie and Roxanne V. Lemarie, husband and wife

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:

BEING Lot No. 61 on the Plan of Southfork, Section Two, of record in Plat Book 6250, page 386, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

BEING the same property conveyed to Dustin A. Anderson and wife, Nicole Anderson, as tenants by the entirety, by Quitclaim deed from Dustin A. Anderson, dated July 21, 2015 and file of record in Instrument No. 20150728-0074246, in the Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Dustin A. Anderson, unmarried, by deed from Terry Phillips and wife, Dorothy Phillips, dated April 28, 2011 and filed or record in Instrument No. 20110429- 0032899, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1) 2019 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **4480 S Trace Blvd, Old Hickory, Tennessee 37138.**

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 hand and official seal at office this 23rd day of April, 2019.

Dustin Anderson,

by Rachel Hardaway, as attorney-in-fact

Nicole Anderson,

by Rachel Hardaway, as attorney-in-fact

STATE OF Tennessee
COUNTY OF Davidson

On this 23rd, day of April, 2019, the undersigned authority, a Notary Public in and for the State of Tennessee, before me personally appeared Rachel Hardaway, to me known (or proved to me on the basis of satisfactory evidence) to be the person (or persons) described in and who executed the foregoing instrument in behalf of Dustin Anderson, and acknowledged that such person (or persons) executed the same as such person (or persons) free act and deed of Dustin Anderson.

Power of Attorney recorded in Instrument No. 201904240037661 in the Register's Office in and for Davidson, County, Tennessee.

WITNESS my hand and official seal this 23rd day of April, 2019.

My Commission Expires: January 23, 2023

NOTARY PUBLIC James C Smith

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

On this 23rd, day of April, 2019, the undersigned authority, a Notary Public in and for the State of Tennessee, before me personally appeared Rachel Hardaway, to me known (or proved to me on the basis of satisfactory evidence) to be the person (or persons) described in and who executed the foregoing instrument in behalf of Nicole Anderson, and acknowledged that such person (or persons) executed the same as such person (or persons) free act and deed of Nicole Anderson.

Power of Attorney recorded in Instrument No. 201904240037660 in the Register's Office in and for Davidson, County, Tennessee.

WITNESS my hand and official seal this 23rd day of April, 2019.

My Commission Expires: January 23, 2023

NOTARY PUBLIC James C Smith

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

PLEASE RETURN TO:
Tennessee Nations Title Agency
615-360-2703 (office)
404 BNA Drive
Suite 310, Building 200
Nashville, TN 37217

Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

CERTIFICATE OF AUTHENTICITY

I, Sean Huddleston, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated to law.

Sean Huddleston

State of Tennessee

County of Davidson

Personally appeared before me, Katrina Hoff, a notary public for this county and state, Sean Huddleston who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature

My commission expires: 03-08-2021

Notary's Seal: