Karen Johnson Davidson County
Batch# 230054 DEEDWARR
05/15/2019 09:11:30 AM 2 pgs
Fees: $13.00 Taxes: $2,220.00
20190515-0045637

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Robert L. Scruggs, Attorney, 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00 . Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of May, 2019. Notary Public COMMISSION EXPIRES: _____ ROBERT L. SCRUGGS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON My Comm. Expires March 8, 2021 (Affix Seal)	(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
D & M Development, LLC	Same As New Owner	105-01-0-508
(NAME)	(NAME)	
1001 South Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Jackie Marshall and Sherrie Marshall, brother and sister,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **D & M Development, LLC, a Limited Liability Company,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS 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. 5 on Plan of Southside Park Estates, Section 1, of record in Book 4460, page 61, Register's Office for Davidson County, Tennessee, to which reference is here made for a complete description.

Being the same property conveyed to Lottie Mae Marshall, a single person by Warranty Deed from R.E. Hooper and wife, Linda H. Hooper and John Harwell and wife, Rose Harwell, of record in Book 4795, page 175, Register's Office for Davidson County, Tennessee. Lottie Mae Marshall died October 30, 2009, intestate, leaving her interest to said property to her hiers, James Russell Marsall, Sr., Sherrie Marshall, Jackie Marshall, Richard Marshall, Jr. and Gloria Carter, per the Affidavit of Heirship filed on May 7, 2019 as Instrument No. 20190507-0042826, said Register's Office. Gloria Carter died October 3, 2008, intestate, leaving her property to Pamela J. Pointer, Brenda Jackson, Frederick Carter, Deborah L. Pleasant, George Carter and James R. Bright, by estate administered in the Seventh Circuit Court for Davidson County, Tennessee Probate Division at Nashville, Docket No. 109P776. Brenda Carter, Pamela Pointer, Frederick Carter, Debbie Pleasant, George Carter and James Bright conveyed their interest in the subject property to Jackie Marshall and Sherrie Marshall, by quitclaim deed filed for record on May 7, 2019 as Instrument No. 20190507-0042826, said Register's Office. Richard Marshall, Jr. conveyed his interest in the subject property to Jackie Marshall and Sherrie Marshall, by quitclaim deed filed for record on Janaury 12, 2012 as Instrument No. 20120113-0004122, said Register's Office. James Russell, Sr. conveyed his interest in the subject property to Jackie Marshall and Sherrie Marshall, by quitclaim deed filed for record on Janaury 13, 2012 as Instrument No. 20120113-0004123, said Register's Office.

This property was not the homestead property for Grantors.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as **1001 South Street** (House Number) (Street) **Nashville TN** (P.O. Address) (City or Town) (State) **37203** (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 GRANTEES, their heirs, successors 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, successors 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 our hands this 14th day of May, 2019.

Jackie Marshall

Sherrie Marshall

State of Tennessee
County of Davidson

Before me, the undersigned, a notary public of the state and county aforesaid, personally **Jackie Marshall and Sherrie Marshall**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument as her free act and deed for the purposes therein contained.

WITNESS my hand and seal this 14th day of May, 2019.

Notary

Commission Expires: _____

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires March 8, 2021

Tennessee Certification of Electronic Document

I, Robert L. Scruggs, 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 according to law.

Signer's Name

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Anthony N. Greco, a notary public for this county and state, Robert L. Scruggs, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Name

Signer's Name

Notary Signature

MY COMMISSION EXPIRES: September 7, 2020

NOTARY'S SEAL

ANTHONY N. GRECO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES 9-7-2020