Karen Johnson Davidson County
Batch# 303189 DEEDWARR
10/21/2019 12:38:30 PM 3 pgs
Fees: $18.00 Taxes: $1,613.20
20191021-0107611

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $436,000.00.

Affiant

Subscribed and sworn to before me, this 15th day of October, 2019.

Notary Public

My commission expires: 2/7/2022

Russell D. Duza
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG184002
Expires 2/7/2022

(Notary Stamp)

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
305-B Indian Lake Blvd., Suite 220, Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Katherine Lange	U.S. Bank	091-08-0-203.00
4528 Michigan Avenue	4801 Frederica St	
Nashville, TN 37209	Owensboro, KY 42301	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Justin Markwart-Morrison, a single man

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Katherine Lange, a single woman

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 15 on an unrecorded Map prepared by the Plan of Watkins and Murray, Surveyors of the property of Thomas D. Woodard, made September 05, 1946, being a Re-Subdivision of a tract of land in the 5th formerly 12th, Ward of the city of Nashville, not of record, known as the Lockhart Property, said property being more particularly described according to a survey made by John B. Kohl, III dated March 08, 1988 as follows:

SAID Lot No. 15 fronts 50 feet on the Northerly margin of Michigan Avenue and extends back 155 feet between parallel lines to a dead line in the rear, measuring 50 feet thereon.

BEING the same property conveyed to Justin Markwart-Morrison, a single man by Warranty deed from Thomas R. McDonald, III, unmarried of record in Instrument No. 20181121-0114632 Register's Office for Davidson County, Tennessee, dated November 20, 2018 and recorded on November 21, 2018.

This is improved property known as **4528 Michigan Avenue, Nashville, TN 37209.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxed paid at closing and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 15th day of October, 2019.

Justin Markwart-Morrison

STATE OF ~~TENNESSEE~~ FLORIDA (RD)
COUNTY OF ~~DAVIDSON~~ HILLSBOROUGH (RD)

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Justin Markwart-Morrison, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 15th day of October, 2019.

Notary Public
My Commission Expires: 2/7/2022

SolomonParks File No. 19-000303-526

Russell D. Duza
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG184002
Expires 2/7/2022

True Copy Certification

I, Alyssa Rayne, 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.

Alyssa Rayne

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Elizabeth Paschall, a notary public for this county and state, Alyssa Rayne who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Elizabeth Paschall

Notary's Signature

My Commission Expires: 05/30/2021

Notary' Seal (if on paper)

