(3)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $697,900.00.

Georgette R Kramer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of April, 2020.

Notary Public

MY COMMISSION EXPIRES: 3/7/2023
(AFFIX SEAL)

John M. Wells
State of Tennessee Notary Public
Davidson County

Karen Johnson Davidson County
Batch# 382299 **DEEDWARR**
04/06/2020 03:55:49 PM 2 pgs
Fees: $13.00 Taxes: $2,582.23

20200406-0036460

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Ronit M. Walny and Aaron Kramer 1812 B 6th Avenue Nashville, TN 37208	Ark-La-Tex Financial Services LLC dba Benchmark Home Loans 5160 Tennyson Pkwy, Suite 1000 Plano, TX 75024	081-08-2T-002.00

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Sheryl Marsella, unmarried,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Ronit M. Walny and Aaron Kramer, wife and husband,** hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. B, on the plan of 1812 6th AVENUE NORTH TOWNHOMES, a Horizontal Property Regime with Private Elements (A Planned Unit Development), filed as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions of record in Instrument 201506230060106, Register's Office for Davidson County, Tennessee, reference to which is hereby made or a more complete description.

Being the same property conveyed to Sheryl B. Marsella as Trustee of Sheryl B. Marsella Living Trust Dated 10/07/97, Amended 12/23/98, Trust by Warranty Deed from Robert W. Cory, dated 03/22/2018 and recorded 04/09/2018, of record in Instrument 201804090033309, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Sheryl Marsella by Quitclaim Deed from Sheryl B. Marsella as Trustee of the Sheryl B. Marsella Living Trust Dated 10/07/97, Amended 12/23/98, Trust, dated

04/20/2018 and recorded 04/20/2018, of record in Instrument 201804200037421, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 1812 B 6th Avenue, Nashville, TN 37208

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/our hand(s) this the 3rd day of April, 2020.

Sheryl Marsella by JDS as attorney in fact

Sheryl Marsella by Jennifer D. Stacey
as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee and Williamson County, appeared Jennifer D. Stacey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Attorney-In-Fact for Sheryl Marsella, the within named bargainor, and that she as such Attorney in Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Sheryl Marsella, the bargainor, by the said Jennifer D. Stacey, as Attorney in Fact.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 3rd day of April, 2020.

Notary Public

My Commission Expires: 3/1/2023

John M. Wells
State of Tennessee Notary Public
Davidson County