WARRANTY DEED

ASHLEY SCHAD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 06, 2024

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File No. TE0006835

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $965,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of June, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Albert Louis Chollet III and Janna Porrevecchio Chollet	New Owner	
(NAME) 823 Summerly Drive		102-12-0-061.00
(ADDRESS) Nashville, TN, 37209		
(CITY) (STATE) (ZIP)	(CITY)	

Karen Johnson Davidson County
Batch# 431970 **DEEDWARR**
07/07/2020 12:51:30 PM 2 pgs
Fees: $13.00 Taxes: $3,570.50

20200707-0073139

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, I, **Mark Evans, unmarried,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Albert Louis Chollet, III. and Janna Porrevecchio Chollet, husband and wife,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS 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. 109 on the Plan of Horton Heights, Section X of record in Plat Book 2133, Page 32, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning on the Easterly margin of Fleetwood Drive; thence in an Easterly direction 209 feet to a point; thence in a Northerly direction 215.4 feet to a point on the Southerly margin of Summerly Drive: thence in a Westerly direction along the margin of the same, 178 feet to a point; thence continuing around a curve in a Westerly and Southerly direction 39.3 feet to a point on the Easterly margin of Fleetwood Drive; thence in a Southerly direction, along the margin of the same,173.6 feet to the point of beginning.

Being the same property conveyed to Property Help, LLC, a Tennessee Limited Liability Company by Warranty deed from Robert Stephen Hardie, Trustee of the Frances Isley Hardie Revocable Trust of record in Instrument No. 20170906-0091724 Register's Office for Davidson County, Tennessee, dated August 29, 2017 and recorded on September 06, 2017.

Being the same property further conveyed to Mark Evans, an unmarried man, by Quitclaim Deed form Property Help LLC, a Tennessee limited liability company, dated June 19, 2020 and appearing of record in Instrument No.
20200709-0073137**, Register's office for Rutherford County, Tennessee.**

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2020 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 823 Summerly Drive, Nashville, TN 37209

(House Number) (Street) (P.O. Address) (City or Town) (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 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 this 3rd day of April, 2020.

Mark Evans by Leslie A Garside, attorney in fact

Mark Evans by Leslie A. Garside, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Leslie A. Garside, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she is Power of Attorney for Mark Evans, and that this instrument was executed on behalf of the said Mark Evans for the purposes therein contained.

Witness my hand and official seal this 3rd day of April, 2020.

Notary Public Ashley Osgood

My Commission Expires:

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

ASHLEY OSGOOD
STATE OF TENNESSEE NOTARY PUBLIC
BEDFORD COUNTY
MY COMMISSION EXPIRES 12-4-2023