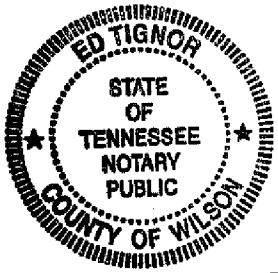
WARRANTY DEED



MY COMMISSION EXPIRES: JUNE 07, 2022

STATE OF Tennessee
COUNTY OF Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$595,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE August 3, 2020

Notary Public

MY COMMISSION EXPIRES :

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Rose Tignor, Attorney for Main Street Title, Inc., 971 Benders Ferry Pike, Mount Juliet TN 37122

ADDRESSNEW OWNER(S) AS FOLLOWS: **Edward W Fordyce III and Susan E Fordyce**	**SEND TAX BILLS TO: Edward W Fordyce III and Susan E Fordyce**	**MAP-PARCEL NUMBERS**
(NAME) **3054 Lakeshore Dr**	(NAME) **3054 Lakeshore Dr**	054090 051.00
(ADDRESS) **Old Hickory, TN 37138**	(ADDRESS) **Old Hickory, TN 37138**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF FIVE HUNDRED NINETY-FIVE THOUSAND AND 00/100 DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Anthony Marchione and Kelly Marchione, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Edward W Fordyce III and Susan E Fordyce, 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:

Land in the Second Civil District of Davidson County, TN, being Lot No 1 on the Plan of the resubdivision of Lots 1 and 2 Life and Casualty Insurance Company's subdivision of the Dabbs and Elliot property, as of record in Plat Book 5800, page 162, Register's office for Davidson County, TN, to which reference is hereby made for a more complete description of said property.
Being the same property conveyed to Anthony Marchione and Kelly Marchione, husband and wife by deed from Ed A Tignor Jr and Roselynn C. Tignor, of record in Instrument No. 20160809-0082781, dated 8/5/2016, in Davidson County Register's Office in TN.

unimproved ☐
This is improved ☒ property, known as **3054 Lakeshore Dr, Old Hickory, TN 37138**
(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.

Karen Johnson Davidson County
Batch# 449233 DEEDWARR
08/04/2020 08:38:30 AM 3 pgs
Fees: $18.00 Taxes: $2,201.50
20200804-0085753

Witness my/our hand(s) this **3rd day of August, 2020.**

Anthony Marchione

K Marchione 8/3/2020
Kelly Marchione

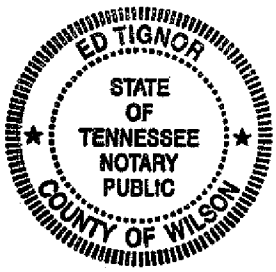
STATE OF Tennessee

COUNTY OF Wilson

On this 3rd day of August, 2020, before me personally appeared Anthony Marchione and Kelly Marchione to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument and who acknowledged that they executed the same as the free act and deed of Anthony Marchione and Kelly Marchione.

Witness my hand at office on **3rd day of August, 2020.**

Notary Public. My Commission Expires:



MY COMMISSION EXPIRES:
JUNE 07, 2022

True Copy Certification

I, Ed Tignor, 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.

Ed Tignor
Signature

State of TN

County of Wilson

Personally appeared before me, Todd A Richards, a notary public for this county and state, Ed Tignor who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Todd A Richards
Notary's Signature

My Commission Expires: 9/6/22
Notary' Seal (if on paper)

