Karen Johnson Davidson County
Batch# 452477 DEEDWARR
08/07/2020 12:34:30 PM 4 pgs
Fees: $23.00 Taxes: $832.50
20200807-0088179

Name and Address of New Owner:
Steven Christopher Bryan and Emily Elizabeth Bryan
2024 Candlewood Drive
Madison, TN 37115
Send Tax Bills To:
Steven Christopher Bryan and Emily Elizabeth Bryan
2024 Candlewood Drive
Madison, TN 37115
This Instrument Prepared By:
Devan Spinelli
CLOSED LLC Music City Experts
1212 East Broward Boulevard
202
Fort Lauderdale, FL 33301

Map & Parcel No: 052-12-0A-032.00-C
823319

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Wesley Clayton Marbrey, a single man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Steven Christopher Bryan and Emily Elizabeth Bryan, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 32 on the Final Plat of Candlewood, a Planned Unit Development, as of record in Instrument Number 20030122-0009060, Register's Office for Davidson County, Tennessee, to which said plan reference id hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Wesley Clayton Marbrey, an unmarried man by Warranty Deed from Debra Kay Volovnik, dated 01/25/2016 and recorded 01/27/2016, of record in Instrument 201601270007728, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 28th day of July, 2020.

_____(SEAL)
Wesley Clayton Marbrey

STATE OF TENNESSEE
COUNTY OF Williamson

The foregoing instrument was acknowledged before me by means of (X) physical presence or ( ) online notarization this 28 day of July, 2020, by Wesley Clayton Marbrey.

_____ My Commission Expires
Signature of Notary Public March 23, 2021
Print, Type/Stamp Name of Notary
Sheila D. Ewing-Agnew
Personally Known:_____ OR Produced Identification: X
Type of Identification
Produced: DL

SHEILA D EWING-AGNEW
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

AFFIDAVIT OF VALUE

STATE OF ~~FLORIDA~~ Tennessee)
)
COUNTY OF ~~BROWARD~~ Williamson)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $225,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 21 day of July, 2020.

Notary Public
My commission expires: 3.23.2021
File No. 2020-526

SHEILA D EWING-AGNEW
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

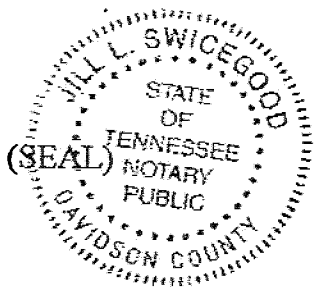
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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