Karen Johnson Davidson County
Batch# 468937 DEEDWARR
09/02/2020 03:45:30 PM 3 pgs
Fees: $18.00 Taxes: $2,325.45
20200902-0100066

Warranty Deed

MAGNOLIA TITLE & ESCROW 1104 Fatherland Street NASHVILLE, TN 37206	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $628,500.00. Affiant Subscribed and sworn to before me, this the 31st day of August, 2020. Notary Public My commission expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Burton Marmande Jr. Tracy Marmande	Burton Marmande Jr Tracy Marmande	083-09-0-447.00
1500 Woodland Street	3027 Quenby Ave	
Nashville, TN 37206	Houston TX 77005	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JOANNE KOTOT-HOPPEN, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BURTON MARMANDE JR. AND TRACY MARMANDE, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 27 on the Plan of Lindsley Park Addition of record in Plat Book 547, Page 76, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Lance W. Hoppen and wife, Joanne K. Hoppen and Andrew P. Kokot and wife, Dianne F. Kokot by Warranty deed from Randall C. Graham, unmarried of record in Book 8284, page 985 Register's Office for Davidson County, Tennessee, dated January 24, 1991 and recorded on January 31, 1991.

Being a portion of the same property conveyed to Joanne K. Hoppen, a married person by Quitclaim deed from Andrew P. Kokot, an unmarried person and Dianne F. Kokot, an unmarried person of record in Book 10388, page 625 Register's Office for Davidson County , Tennessee, dated February 04, 1997 and recorded on March 24, 1997.

Being a portion of the same property conveyed to Lucinda E. Smith, Trustee by Quitclaim deed from Joanne K. Hoppen and Lance W. Hoppen of record in Book 10833, page 241 Register's Office for Davidson County , Tennessee, dated March 10, 1998 and recorded on March 11, 1998.

Being a portion of the same property conveyed to Joanne K. Hoppen by Quitclaim deed from Joanne K. Hoppen and Lance W. Hoppen of record in Instrument No. 199912100302027 Register's Office for Davidson County, Tennessee, dated December 02, 1999 and recorded on December 10, 1999.

Being the same property conveyed to Joanne Kokot- Hoppen, an unmarried woman by Quitclaim deed from Joanne K. Hoppen aka Joanne Kokot-Hoppen, an unmarried woman of record in Instrument No. 20180927-0095951 Register's Office for Davidson County, Tennessee, dated September 25, 2018 and recorded on September 27, 2018.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1500 Woodland Street, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 31st day of August, 2020.

Joanne Kotot-Hoppen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Joanne Kotot-Hoppen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 31st day of August, 2020.

COURTNEY JARBEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

Notary Public

My Commission Expires: _____

Certificate of Authenticity

I, Leslie Garside, 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.

Leslie Garside

Signature

State of Tennessee

County of Davidson

Personally appeared before me, D. Hardwick, a notary public for this county and state, Leslie Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

D. Hardwick

Notary's Signature

My Commission Expires: 5/23/2023

Notary's Seal (If on paper)

