This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-9223-AP

Karen Johnson Davidson County
Batch# 494643 DEEDWARR
10/14/2020 10:47:30 AM 3 pgs
Fees: $18.00 Taxes: $1,047.10
20201014-0119301

STATE OF TENNESSEE
COUNTY OF Williamson

SHANNON R. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 03/17/2024

The actual consideration or value, whichever is greater, for this transfer is $283,000.00.

Affiant

Subscribed and sworn to before me, this the 13th day of October, 2020.

Notary Public
My Commission Expires: 3-17-2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Robert D. Marlow Daniel Marlow 3132 Stafford Drive Nashville, TN 37214	New Owner	085 07 0 061.00

WARRANTY DEED

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, **Lesley Boyd, unmarried woman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Robert D. Marlow and Daniel Marlow**, 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. 202 on the plan of STANFORD COUNTRY CLUB ESTATES, SECTION FOUR, as shown by plat of record in Plat Book 2900, Page 83-84, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Lesley Boyd, an unmarried woman by Warranty Deed from Brandi Nicole Craig, unmarried, dated September 28, 2017, recorded October 2, 2017, of record in Instrument No. 20171002-0100403, Register's Office for Davidson County, Tennessee.

This is improved property located at: **3132 Stafford Drive, Nashville, TN 37214**

This conveyance is made subject to 1) Property taxes for the year 2020 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 9th day of October, 2020.

GRANTOR:

Lesley Boyd

STATE OF KENTUCKY
COUNTY OF Henderson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Lesley Boyd, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 9th day of October, 2020.

BRENNA K. KNIGHT
NOTARY PUBLIC, STATE AT LARGE
KENTUCKY
COMMISSION EXPIRES 2/21/2021
NOTARY ID: 573987

Brenna K Knight
Notary Public
My Commission expires: 2/21/21

True Copy Certification

I, Russell J. McCann, 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Alicia Hamilton, a notary public for this county and state, Russell J. McCann who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: _____

Notary' Seal

ALICIA R HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
JULY 26, 2021