Prepared By ~~& Return To:~~
Southern Title, LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075
20-0111

BRIANA GAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 217,000.00

Terry Allen Bonell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 25th day of November, 2020

Briana Gage
Notary Public

Commission Expires: _____

Address of New Owner	Send Tax Bills To:	Map & Parcel
Darien Marshall 2120 Lebanon Pike #9 Nashville, TN 37210	new owner	095-05-0B-009.00CO

WARRANTY DEED

FOR AND IN 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/WE,

Terry Allen McGee, a married man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Darien Marshall, an unmarried woman

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 Davidson County, Tennessee, being Unit No. 9 of Easthaven Townhomes, a Planned Unit Development, as described in a Declaration of Covenants, Conditions, and Restrictions and By-Laws for Easthaven Townhomes, a Horizontal Property Regime, or record In Instrument Number 20010806-0083543, as amended in Instrument Numbers 20020709-0082357, 20030425-0055753, 20031007-0147961 and 20040419-0043570, Register's Office for Davidson County, Tennessee, and further described on the plan of Easthaven Townhomes shown on Exhibit A-2 of Declaration of Covenants, Conditions and Restrictions of record in Instrument Number 20010806-0083543, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

BEING the same property conveyed to Terry Allen McGee, a married man, by Warranty Deed from Ronald Ballard, a single man, dated 5/3/2017 and recorded 5/19/2017 in Instrument No. 20170519-0049988, in the Register's Office of Davidson County, Tennessee.

Subject property is not the principal residence of the grantor, nor the grantor's spouse.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2120 Lebanon Pike #9, Nashville, TN 37210.

Karen Johnson Davidson County
Batch# 524414 **DEEDWARR**
12/03/2020 12:58:52 PM 2 pgs
Fees: $13.00 Taxes: $802.90

20201203-0140643

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 0-P-20-2120-9

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

Dated this the 25th day of November, 2020.

Terry Allen McGee

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Terry Allen McGee** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 25th day of November, 2020.

Kim Gillespie
Notary Public
My Commission Expires: 8-20-24

(Notary Seal)

