Karen Johnson Davidson County
Batch# 524547 DEEDWARR
12/03/2020 04:08:08 PM 3 pgs
Fees: $18.00 Taxes: $4,151.40
20201203-0140818

WARRANTY DEED

THIS INSTRUMENT PREPARED BY
Tri-State Title, LLC
7842 Farmington Blvd.
Germantown, TN 38138

THIS INDENTURE, made and entered into as of the 25 **day of November, 2020** by and between:

Evans Hood and Melissa Hood, husband and wife, (hereinafter "Grantor"); and

Haley Ursic Markham and John R. Markham III, a married couple (hereinafter "Grantee")

WITNESSETH, that for and in consideration of Ten Dollars ($10.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee, the following described real property, situated and being in the County of Davidson, State of Tennessee, to-wit:

SEE EXHIBIT ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE FOR LEGAL DESCRIPTION

TO HAVE AND TO HOLD the aforesaid real property, together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee, their heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the said Grantee that they are lawfully seized and possessed of said real property in fee simple, that they have full right and lawful authority to sell and convey the same; that the same is unencumbered except for:

SEE EXHIBIT ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE FOR EXCEPTIONS

and that title and quiet possession thereto, Grantor shall warrant and forever defend against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" as used herein shall be "Grantors" or "Grantees" if more than one person or entity be referred to and pronouns shall be construed according to their proper gender and number according to the context hereof.

Witness the signature of the Grantor the day and year first above written.

Evans Hood

M. Hood
Melissa Hood

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned Notary Public of said County and State, **Evans Hood** and **Melissa Hood**, the within named grantors, 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, at office this 25 day of November, 2020.

Notary Public

My Commission Expires:
03-06-2021

State of Tennessee
County of Davidson

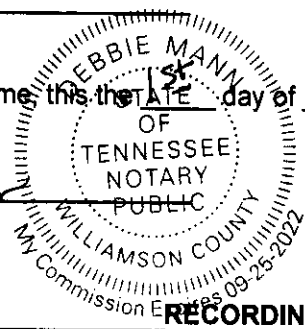
I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1,122,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me, this the 1st day of December, 2020.

Notary Public

My Commission Expires:



RECORDING DATA

Name/Address of Property Owners:	Send Tax Bills To:	Map Parcel Numbers
Haley Ursic Markham 2004 Priest Road Nashville, TN 37215	New Owner	144-16-31.00
Improved Property: Yes: ☑ No: ☐		Property commonly known and numbered as: 2004 Priest Road Nashville, TN 37215
Return to:		

20207385

EXHIBIT "A"
LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot Number 1 on the plan of Otter Creek Hills, of record in Book 2900, Pages 110 and 111, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

This being the same property conveyed to Grantor by deed of record at Instrument No. 20160808-0081927, in the Register's Office of DavidsonCounty, Tennessee, the same having been recorded on August 8, 2016.

EXCEPTIONS

This conveyance is made subject to subdivision restrictions, building lines and easements of record in Book 2900, Pages 110 and 111, in the Register's Office of Davidson County, Tennessee; also subject to City of Nashville and Davidson County taxes for subsequent years, not yet due and payable.