Karen Johnson Davidson County
Batch# 539574 DEEDWARR
12/21/2020 01:43:30 PM 3 pgs
Fees: $18.00 Taxes: $906.50
20201221-0151338

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON Wilson

The actual consideration or value, whichever is greater, for this transfer is $245,000.00.

Affiant

Subscribed and sworn to before me this 18th day of December, 2020.

J. ANDREW WILEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: NOV 0 8 2021

2020-794

Address of New Owner:	Send Tax Bills to:	Tax Information:
David Brandon Stancliff & Edith Joyce Stancliff	New Owner	
2576 River Trail Drive		097-02-0A-449.00-CO
Hermitage, TN, 37076		

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, we

John N. Markham III, a married man,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

David Brandon Stancliff and Edith Joyce Stancliff, husband and wife,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 449 on the Plan of Final Plat of Villages of Riverwood, Section One, Phase 4E of record in Plat at Instrument No: 20140210-0011584, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to John N. Markham III, an unmarried man by Warranty deed from Beazer Homes Corp., a Tennessee Corporation of record in Instrument No. 20150806-0078524 Register's Office for Davidson County, Tennessee, dated July 31, 2015 and recorded on August 06, 2015.

Caty Markham, spouse of John N. Markham, III, joins in the execution of this instrument for the purpose of conveying her marital interests, if any, in the subject property.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **2576 River Trail Drive, Hermitage, TN 37076.**

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

Witness our hands this 17th day of December, 2020.

John N. Markham, III

Caty Markham

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John N. Markham, III and Caty Markham, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 17th day of December, 2020.

Notary Public – D. Shayne Adair
My Commission Expires: 06/13/2022

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

