THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 201131766

Karen Johnson Davidson County
Batch# 551877 DEEDWARR
01/11/2021 12:05:25 PM 2 pgs
Fees: $13.00 Taxes: $1,332.00
20210111-0004652

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 7-9-2024

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $360,000.00.

Affiant

Subscribed and sworn to before me, this 4th day of January, 2021.

Notary Public
My Commission Expires: 7/9/24

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Mark Thomas Musser 112 Dellrose Drive Nashville TN 37214	New Owner	Tax Parcel ID No. 084-14-0-142.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John M. Farquharson and Kassandra R. Farquharson, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Mark Thomas Musser, single man**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Williamson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 9 , as shown on the map entitled Donelson Meadow, Section 2, of record in Book 2133, page 100, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to JOHN M. FARQUHARSON and KASSANDRA R. FARQUHARSON, HUSBAND AND WIFE, by deed from JOHN H. BURKE, JR. AND WIFE, MILBREY D. BURKE, of record in Instrument No. 20190212-0012891 , dated February 8, 2019 , said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2020 and subsequent years for Map-Par. 084-14-0-142.00.

Matters shown on the Plan of record in Book 2133, page 100, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4896, page 130, said Register's Office.

This is improved property located at 112 Dellrose Drive Nashville TN 37214

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Return to:
Lady Title and Escrow, LLC
3012 21st Avenue South
Nashville, TN 37212
File #: W-SB-01-20-112

Whenever used, the singular 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 4th day of January, 2021.

John M. Farquharson

Kassandra R. Farquharson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John M. Farquharson and Kassandra R. Farquharson, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of January, 2021.

Notary Public

My Commission Expires: _____

