Karen Johnson Davidson County
Batch# 563708 DEEDWARR
01/29/2021 08:06:30 AM 3 pgs
Fees: $18.00 Taxes: $466.20
20210129-0012991

This instrument prepared by:
Brian Lavoy Payne, Attorney at Law, PLLC
3200 West End Avenue, Suite 500
Nashville, TN 37203
TN BPR # 11639
P 615.414.1368 F 615.915.4964

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $126,000.00.

Nicolette Cole
Affiant

Subscribed and sworn to before me, this 15 day of January, 2021.

Notary Public
My commission expires: 11-06-2023

JENNIFER CHANDLER-COLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-6-2023

Address of New Owner:	Send Tax Bills to:	Tax Information
HOFFMAN DODD PROPERTIES, LLC 3513 GENEVA CIR NASHVILLE, TN 37209-2524	Same as New Owner	043100B09000CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **DEBRA E. MAROCOLA AND KEVIN M. BROWN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **HOFFMAN DODD PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee, his successors and assigns, a certain tract or parcel of land in Wilson County, State of Tennessee, described as follows: to- wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. D-90 ON THE PLAN OF MADISON PARK CONDOMINIUMS, PHASE II, AS ESTABLISHED BY THE MASTER DEED OF RECORD IN BOOK 5462, PAGE 614, AS CORRECTED IN BOOK 5608, PAGE 551, AND AMENDED IN BOOK 8014, PAGE 416, AND AS SHOWN ON THE PLAN OF RECORD IN BOOK 5200, PAGES 179 THROUGH 182, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO DEBRA E. MAROCOLA AND KEVIN M. BROWN, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, BY DEED FROM JIMMY L. GREGORY, UNMARRIED, OF RECORD IN INSTRUMENT NO. 20140620-0054049, DAVIDSON COUNTY REGISTER OF DEEDS.

This is not the principal or marital, if applicable, residence of either Grantor herein.

This property is improved property known as 555 N. DUPONT AVENUE, UNIT D-90, MADISON, TN 37115.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws,

restrictions, declarations and easements of record, (4) building restrictions, and (5) 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 Grantee, his heirs, successors and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind herself, her heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, his 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 my hand this 14 day of JANUARY, 2021.

Debra E. Marocola

DEBRA E. MAROCOLA

KEVIN M. BROWN

STATE OF South Carolina
COUNTY OF Horry

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, DEBRA E. MAROCOLA AND KEVIN M. BROWN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in North Myrtle Beach (city), South Carolina (state), this 14th day of JANUARY, 2021.

Jasmine S. Moore

Notary Public

My Commission expires: 10/18/2028

(SEAL)

JASMINE S. MOORE
My Commission Expires
NOTARY PUBLIC
10-18-2028
STATE OF SOUTH CAROLINA

Certificate of Authenticity

I, Jennifer Chandler- Cole 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 DAVIDSON

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer Chandler- Cole 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:_____

