THIS INSTRUMENT WAS PREPARED BY
RETURN TO:
Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P21-11742-BW

ROBIN S. EDWARDS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,149,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF March, 2021.

Notary Public

MY COMMISSION EXPIRES: 3/25/2023

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 595512 DEEDWARR
03/19/2021 09:25:38 AM 2 pgs
Fees: $13.00 Taxes: $4,251.30
20210319-0036517

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marn Suzanne Larsen-Ball	NEW OWNER	MAP & PARCEL
3610A West End Ave		104-09-0W-104.00-CO
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Brian Thomas Vaclavik, a single man and Kelly Marie Dilts, a single woman, as joint tenants with right of survivorship and now married to each other**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Marn S. Larsen-Ball, Trustee of the Marn Suzanne Revocable Trust dated July 11, 2016, Restated on April 18, 2019,**

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 Lot No. 104 on the Plan of Final Plat of Major Subdivision, Richland Hall, Section II, formerly known as Welch Property Subdivision, Section II of record in Plat at Instrument No. 20160621-0062851, in the 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 Brian Thomas Vaclavik, a single man and Kelly Marie Dilts, a single woman as joint tenants with right of survivorship by Special Warranty deed from Mike Ford Custom Builders, LLC, a Tennessee limited liability company of record in Instrument No. 20190927-0098477 Register's Office for Davidson County, Tennessee, dated September 26, 2019 and recorded on September 27, 2019. Brian Thomas Vaclavik and Kelly Marie Dilts, who took title as single individuals, vested as joint tenants with rights of survivorship, but who are now married to each other.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED
(X) IMPROVED property known as **3610A West End Ave, Nashville, TN 37205.**

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 the 12th day of March, 2021.

Brian Thomas Vaclavik

Kelly Marie Dilts

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON HS

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Brian Thomas Vaclavik** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 12th day of March, 2021.

My Commission expires: HILLARY MONROE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-02-2024

Notary Public

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON HS

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kelly Marie Dilts** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 12th day of March, 2021.

My Commission expires: HILLARY MONROE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-02-2024

Notary Public