145 Anderson Lane, Suite C
Hendersonville, TN 37075

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN2115448

WARRANTY DEED

Karen Johnson Davidson County
Batch# 612121 DEEDWARR
04/12/2021 09:17:38 AM 2 pgs
Fees: $13.00 Taxes: $1,720.50

20210412-0047915

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $465,000.00.

Kim Graves
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of April, 2021.

Kayla R. Johnson
NOTARY PUBLIC

My commission expires: 11-21-22

Kayla R. Johnson STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary Catherine Hansen 1918 N 15th Avenue N Nashville, TN, 37208	Same address as new owner	081-07-0-282.00

FOR AND IN CONSIDERATION of the sum of Four Hundred Sixty Five Thousand and 00/100 Dollars ($465,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **MARDON CONSTRUCTION, INC.**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **MARY CATHERINE HANSEN, A SINGLE WOMAN**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 39 of Menee's Subdivision of Lot No. 8 as of record in Book 161, page 44, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Said Lot No. 39 fronts 50 feet on the Easterly margin of 15th Avenue North (formerly Hutchinson Street) and runs back 133.8 feet on the Northerly line and 132.4 feet on the Southerly line to a dead line in the rear measuring 50 feet thereon.

Being the same property conveyed to MarDon Construction, Inc., from Sheila L. Garrett by Warranty Deed dated February 27, 2020 and recorded February 28, 2020 in Instrument #20200228-0022192, said Register's Office.

Being the same property conveyed to Sheila L. Garrett from Betty Jean McKibben by Quitclaim Deed dated May 4, 2017 and recorded May 11, 2017 in Instrument #20170511-0046891, said Register's Office.

Being the same property conveyed to Betty Jean McKibben from George B. Baxter and wife, Willa Mai Baxter, married persons, by Quitclaim Deed dated May 25, 1995 and recorded May 26, 1995 in Book 9681, page 859, said Register's Office.

Being the same property conveyed to George B. Baxter et ux Willa Mai Baxter from Cecil B. Morris by Warranty Deed dated June 13, 1973 and recorded June 18, 1973 in Book 4719, page 715, said Register's Office.

The address of the herein described property is believed to be 1918 N 15th Ave, Nashville, TN 37208, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2021 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 8th day of April, 2021.

MARDON CONSTRUCTION, INC.

BY: JENNIFER BELL

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 8TH day of April, 2021, before me, appeared Jennifer Bell, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that she is an authorized agent of MarDon Construction, Inc., a Tennessee Limited Liability Company, and that said instrument was signed on behalf of said MarDon Construction, Inc. and said officer acknowledged said instrument to be the free act of deed of MarDon Construction, Inc.

WITNESS my hand and seal, this the 8th day of April, 2021.

JENNIFER L. PENNELL STATE OF TENNESSEE NOTARY PUBLIC DICKSON COUNTY My Commission Expires 08-27-2022

Notary Public

Jennifer L. Pennell
Printed Notary Name

My commission expires: _____