Karen Johnson Davidson County
Batch# 645005 DEEDWARR
05/26/2021 03:20:30 PM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20210526-0071587

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $285,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 24th day of May, 2021.

NOTARY PUBLIC

My commission expires:

WILSON COUNTY
DECEMBER 12, 2022
STATE OF TENNESSEE NOTARY PUBLIC
GREGG W. CLARKE
MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
	Same as New Owner	
Mary C. Wallace and Zoltan Tobak		028-00-0-011.00
(NAME)	(NAME)	
6109 Marrowbone Lake Road		
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080		

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Brian Abbot and Peggy E. Abbot, husband and wife,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Mary C. Wallace, a single person and Zoltan Tobak, a single person, as tenants in common with rights of survivorship**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING A PART OF LOT 11 ON THE MAP OF LANDS OF HENRY FLOTO, AS OF RECORD IN BOOK 421, PAGE 147, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED ACCORDING TO A SURVEY MADE JOHN M. SULLIVAN, CIVIL ENGINEER, MARCH 5, 1959, AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER LINE OF MARROWBONE LAKE OR LAKE LOUIS ROAD, SOUTH 52 DEG. EAST 300 FEET PLUS SOUTH 52 DEG. 20 MIN. EAST 150 FEET FROM THE NORTHERLY CORNER OF THE PROPERTY CONVEYED TO FARRIS PEMBERTON AND WIFE, MYRTLE D. PEMBERTON, BY DEED FROM W. H. FARMER AND WIFE EFFIE ELIZABETH FARMER, OF RECORD IN BOOK 2741, PAGE 616, REGISTER'S OFFICE FOR SAID COUNTY; THENCE WITH THE CENTER LINE OF SAID ROAD, SOUTH 52 DEG. 20 MIN. EAST 150 FEET TO A POINT; THENCE SOUTH 45 DEG. WEST 290.5 FEET TO A POINT; THENCE NORTH 52 DEG. WEST 150 FEET TO A POINT; THENCE NORTH 45 DEG. EAST 290.5 FEET TO THE POINT OF BEGINNING.

Being the same property conveyed to BRIAN ABBOT AND PEGGY E. ABBOT, HUSBAND AND WIFE, by deed from KENNETH WOODS, AN UNMARRIED PERSON, of record in Instrument No. 20151209-0123868, dated December 7, 2015, said Register's Office.

This property is __unimproved X improved property known as: 6109 Marrowbone Lake Road, Joelton, TN 37080.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 24th day of May, 2021.

Brian Abbot

Peggy E. Abbot

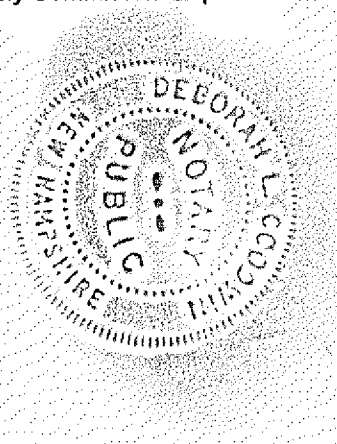
STATE OF New Hampshire
COUNTY OF Hillsborough

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Brian Abbot and Peggy E. Abbot, the herein bargainor, 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, this the 24th day of May, 2021.

Notary Public
My Commission Expires:

DEBORAH L. GOODWIN
Notary Public
My Commission Expires
December 2, 2026



CERTIFICATE OF AUTHENTICITY

I, Morgan O'Neill, 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.

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the aforesaid county and state, the within named, Morgan O'Neill, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

(SEAL)

My Commission Expires: 4/22/23

CELIA STEWART ROUSE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY