WARRANTY DEED

Karen Johnson Davidson County
Batch# 649257 DEEDWARR
06/03/2021 03:15:30 PM 3 pgs
Fees: $18.00 Taxes: $999.00
20210603-0074892

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS TWO HUNDRED SEVENTY THOUSAND AND 00/100 (270,000.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28th day of May, 2021.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY

This Instrument Prepared By:
Seth N. Cline, Collins Legal, PLC
414 Union Street, Suite 1110, Nashville, Tennessee 37219

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
Marina D. Kirtland and Andrew B. Carrier, both unmarried (NAME)	**NEW OWNER** (NAME)	**097 02 0A 207.00**
3812 Hoggett Ford Road, Nashville, TN 37076 (ADDRESS)	**3812 Hoggett Ford Road Nashville, TN 37076** (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 28th day of May, 2021, the undersigned, **TYLER MARUDAS, A SINGLE MAN AND MARK MARUDAS, A MARRIED MAN WHOSE SPOUSE HAS NO INTEREST,** hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **MARINA D. KIRTLAND AND ANDREW B. CARRIER, BOTH UNMARRIED,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **Davidson** County, State of **TENNESSEE**, having an address of **3812 Hoggett Ford Road, Nashville, TN 37076** and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 207 on the plan of Villages of Riverwood, Section One Phase 3C, Revision one of record in Instrument No. 20130405-0033853, Register's Office for said County, to which plan and certificate reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Tyler Marudas and Mark Marudas, both unmarried by Warranty Deed from Jeffery T. Osborne, a single man, of record in Instrument No. 20170912-0093244, in the Register's Office of Davidson County, Tennessee, dated September 8, 2017 and recorded on September 12, 2017.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, this instrument has been executed this 28th day of May, 2021.

GRANTOR: TYLER MARUDAS

GRANTOR: MARK MARUDAS
BY ERIK JOSEPH WILKOWSKI HIS ATTORNEY IN FACT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **Tyler Marudas**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 28th day of May, 2021.

Notary Public My Commission Expires

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **Erik Joseph Wilkowski**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 28th day of May, 2021.

Notary Public My Commission Expires

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY

True Copy Certification

I, Grover Collins, 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, Seth N. Cline, a notary public for this county and state, Grover Collins 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: MARCH 7, 2023
Notary's Seal (if on paper)

