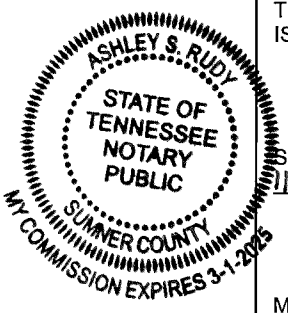
WARRANTY DEED

Karen Johnson Davidson County
Batch# 656624 DEEDWARR
06/15/2021 07:51:30 AM 3 pgs
Fees: $18.00 Taxes: $1,609.50
20210615-0080110



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $435,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF June, 2021.

Notary Public

MY COMMISSION EXPIRES: 3/1/2025
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2021-GTE-716

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Carol Louise Marshall and John Courtney Marshall, Jr.	Same as owner	104 06 0P 002.00
(NAME) 15678 Longwood Drive	(NAME)	
(ADDRESS) Las Gatos, CA 95032	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Robert Curtis Lovelace and Tanya Michelle Lovelace, husband and wife** (the "**Grantor(s)**"), have bargained and sold, and by these presents does hereby transfer, grant and convey to **Carol Louise Marshall and John Courtney Marshall, Jr., wife and husband** (the "**Grantee(s)**"), their heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described as follows (the "**Property**"), to-wit:

Land in Davidson County, Tennessee, Being Unit No. 2 of Beacon Row Condominiums of record in Book 9700, Page 678, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Robert Curtis Lovelace, Unmarried, by Warranty Deed from Todd D. Tompkins and Sandy R. Tompkins, FKA Sandy R Blankenship, Husband and Wife, of record in Instrument No. 20170908-0092351, in the Register's Office of Davidson County, Tennessee, dated September 06, 2017 and recorded on September 08, 2017

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2019 and subsequent years, a lien not yet due and payable, (2) all applicable zoning ordinances, (3) utility, sewer, drainage, and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (5) any building restrictions, and (6) any unrecorded easements, or those imposed by operation of law.

This is property located at 3313 Fairmont Drive, 2, Nashville, TN 37203.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title and interest thereunto belonging or in any wise appertaining unto the Grantee(s), their successors and assigns, in fee simple forever.

Grantor(s) covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor(s) further covenant with Grantee(s) that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantor(s) further covenant and binds himself, and his heirs and assigns, to warrant and forever defend the title to the Property to Grantee(s), its successors and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor(s) have executed this Warranty Deed the 11th day of June, 2021.

GRANTOR(s):

Robert Curtis Lovelace

Tanya Michelle Lovelace

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Robert Curtis Lovelace and Tanya Michelle Lovelace, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 11th day of June, 2021.

SARAH AMES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 02, 2024

Notary Public

My Commission Expires: 9/2/24

Certificate of Authenticity

I, Alexandra McDaniel, 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, Ashley Rudy, a notary public for this county and state, Alexandra McDaniel 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: 3/1/2025.

Notary's Seal (If on paper)

