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THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 210535297

Karen Johnson Davidson County
Batch# 663030 **DEEDWARR**
06/23/2021 10:32:48 AM 2 pgs
Fees: $13.00 Taxes: $2,109.00

20210623-0084682

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $570,000.00.

Affiant

Subscribed and sworn to before me, this 22nd day of June, 2021.

Notary Public
My Commission Expires:

TARA JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
David Foster Bacon III 5004 Marchant Drive Nashville TN 37211	New Owner	Tax Parcel ID No. 147-09-0-035.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Scott A. Markert and Kelly Markert, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **David Foster Bacon III, unmarried man** ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 109 on the Plan of Crievewood of record in Plat Book 2331, Page 99, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning on the Northeasterly margin of Marchant Drive at the corner of Lots Nos. 108 and 109; thence with the line between said two lots Northeastwardly 97.65 feet to the corner of Lots Nos. 108 and 109; thence North 3 degrees 09' East 106.50 feet to a concrete monument; thence North 41 degrees 48' West 43.5 feet to the corner of Lots Nos. 109 and 110; thence with the line between said two lots Southwestwardly 172.8 feet to the Northeasterly margin of Marchant Drive; thence with said Southeastwardly 117 feet to the beginning.

Being the same property conveyed to Scott A. Markert and Kelly Markert, husband and wife by Warranty deed from Michael J. Sanders, an unmarried man of record in Instrument No. 20180723-0071670 Register's Office for Davidson County, Tennessee, dated July 19, 2018 and recorded on July 23, 2018.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2021, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 2331, Page 99, Register's Office for Davidson County, Tennessee.

This is improved property located at 5004 Marchant Drive Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of June, 2021.

Scott A. Markert

Kelly Markert

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Scott A. Markert and Kelly Markert, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of June, 2021.

Notary Public
My Commission Expires: _____