WARRANTY DEED

Karen Johnson Davidson County
Batch# 678381 **DEEDWARR**
07/16/2021 10:55:07 AM 2 pgs
Fees: $13.00 Taxes: $3,237.50

20210716-0095754

File No. TR-21-929

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $875,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 day of July, 2021

Notary Public

MY COMMISSION EXPIRES: 9-6-22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew Marschner, an unmarried man, and Emily C. Hogan, an unmarried woman	NEW OWNER	
(NAME)	(NAME)	
2019 Benjamin Street		083-06-0-162.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Scott Smieja and Leilani Mason, husband and wife,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Andrew Marschner, an unmarried man, and Emily C. Hogan, an unmarried woman, as joint tenants with right of survivorship**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee being part of Lot 12, original Plan of Brownsville, as shown on Plat of record in Plat Book 21, Page 9 in the Register's Office Davidson County, Tennessee, described as follows:

Beginning at a point on the Northerly Margin of Benjamin, Formerly Locke Street, 500.0 feet Easterly from the Easterly Margin of Scott Avenue, being the Southeast corner of a Lot conveyed by W. B. Sneed and Wife, to Thos. L. Boswell, by Deed of record in Book 466, Page 436, Recorders of Officer; thence with the Northerly Margin of said Benjamin Street, Eastwardly 50.0 feet; thence at right Angles, Northwardly 210.0 feet to the Southerly Margin of a Proposed Alley; thence Westwardly with same 50.0 feet to the Northeast corner of Boswell Property; thence Southwardly with the Easterly line of said Property 210.0 feet to the beginning.

Being the same property conveyed to Scott Smieja and Leilani Mason, husband and wife by Warranty deed from Justin Eagle and Samantha Eagle, husband and wife of record in Instrument No. 20170705-0067168 Register's Office for Davidson County, Tennessee, dated June 29, 2017 and recorded on July 05, 2017.

This is property more commonly known as 2019 Benjamin Street, Nashville, TN 37206.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2021 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand this 15th day of July, 2021.

Scott Smieja

Leilani Mason

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of July, 2021, before me personally appeared Scott Smieja and Leilani Mason, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 15th day of July, 2021.

Notary Signature
My commission expires:

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-3-2022