Karen Johnson Davidson County
Batch# 683610 DEEDWARR
07/26/2021 01:29:30 PM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20210726-0100015

This instrument prepared by:
When recorded, return to:
Momentum Title, LLC
131 Saundersville Road, #130
Hendersonville, TN 37075
File Number: 6-13052-RL-bs

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $290,000.00.

Katherine B. Smith
Affiant

RONETTA SUE LAMBRECHT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Subscribed and sworn to before me, this the 21st day of July, 2021.

Notary Public
My Commission Expires: 10/23/2023

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Haley & Ford Investments, LLC 309A 33rd Avenue North Nashville, TN 37209	Haley & Ford Investments, LLC 309A 33rd Avenue North Nashville, TN 37209	090 08 0 030.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I,

Michael L. Marsden, an unmarried man, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto

Haley & Ford Investments, LLC, a Tennessee limited liability company, hereinafter called the Grantee, its heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to wit:

Tract 1:

Being the Southerly 50 feet of the Easterly half of Lot Number 54 on the Map of West Nashville Annex, as of record in Book 332, Page 11 of record in Register's Office for said county.

Lot No. 54 fronts 50 feet on the Westerly side of Annex Avenue and runs back between parallel lines from the center of said Annex, 200 feet more or less, to the center of an alley.

Tract 2:

Beginning at the Northeasterly corner of Lot No. 56, known as 609 Annex Avenue, on the Westerly side of Annex Avenue, and thence along the said Westerly side of Annex Avenue for 17 feet; thence West for 36 feet. Said portion of Lot No. 56 is on the plan of West Nashville Annex, as of record in Book 332, Page 11, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Michael L. Marsden, unmarried, by QuitClaim

Deed from Michael L. Marsden, unmarried and Patrick R. Marsden, married, of record in Instrument No. 20150107-0001778, in the Register's Office of Davidson County, Tennessee, dated December 18, 2014 and recorded on January 07, 2015.

Being the same property conveyed to Michael L. Marsden, an unmarried individual and Patrick R. Marsden, married individual, by Warranty Deed from Curtis Andrew Kent and Janae Kent, husband and wife as tenants by the entirety, of record in Instrument No. 20131008-0105444, in the Register's Office of Davidson County, Tennessee, dated October 03, 2013 and recorded on October 08, 2013.

This is improved property located at: **611 Annex Avenue, Nashville, TN 37209.**

This conveyance is made subject to 1) Property taxes for the year **2021** a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 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) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 21st day of July, 2021.

GRANTOR:

Michael L. Marsden

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Michael L. Marsden, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this 21st day of July, 2021.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Notary Public
My Commission expires: 5/2/22

Certificate of Authenticity

I, **KATHERINE B. SMITH**, do hereby make oath that I am the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 21, 2021.

Katherine B. Smith
Affiant Signature

7/21/21
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this July 21, 2021.

Notary's Signature

My Commission Expires: **10/23/2023**

Notary's Seal

