Prepared by:
Record and Return to:
[illegible] & Rosenthal Title, Inc.
[illegible] Circle, Suite 150
[illegible]

(1)

Warranty Deed

Karen Johnson Davidson County
Batch# 688356 DEEDWARR
08/02/2021 12:26:26 PM 2 pgs
Fees: $13.00 Taxes: $2,590.00
20210802-0103526

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $700,000.00.

Affiant

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

Notary Public

My commission expires:

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

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Number(s)
Warren A. Sroka	New Owner(s)	091-06-0-156.00
910 Trice Drive		
Nashville, TN 37209		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **SHANNON A. MARKUS AND REID P. MARKUS, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WARREN A. SROKA, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Lot No. 72 on the Plan of West Park Addition of record in Plat Book 2330, Page 39, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot fronts 52 feet on the Easterly side of Trice Drive and runs back between parallel lines 125 feet to a dead line.

Being the same property conveyed to Oscar L. Dean and wife Grover M. Dean by Warranty deed from William G. Beasley and Ed A. Beasley of record in Book 2708, page 529, Register's Office for Davidson County, Tennessee, dated December 27, 1957 and recorded on January 6, 1958.

The said Oscar L. Dean died, leaving Grover M. Dean as tenant by the entirety. The said Grover M. Dean A/K/A Grover Mai Dean died June 16, 1990, her estate and Last Will and Testament having been probated of record in Docket No. 15P-1806, in the Probate Division of the Circuit Court for Davidson County, Tennessee. Order and Last Will and Testament also having been recorded of record in Instrument Nos. 20151124-0119218 and 20151124-0119219, is said Register's Office, devising the subject property to Barry Grant Dean, James T. Dean, Jerry Lee Dean, and Betty Clark A/K/A Betty Dean. The said James T. Clark having since died on January 04, 2015, leaving his heirs as follows: Glendora Dean, James Dean, Jr. A/K/A James T. Dean, Jr., Troy Dean and Melissa Broome.

Affidavit recorded in Instrument No. 20170728-0076559, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to West Nashville Living, LLC, a Tennessee Limited Liability Company by Warranty deed from Barry Grant Dean, Jerry Dean, Betty Dean, Glendora Dean, James Dean, Jr., Troy Dean and Melissa Broome of record in Instrument No. 20170728-0076566 Register's Office for Davidson County, Tennessee, dated July 27, 2017 and recorded on July 28, 2017.

Being the same property conveyed to Shannon A. Markus and Reid P. Markus, wife and husband by Warranty deed from West Nashville Living, LLC of record in Instrument No. 20180504-0042739 Register's Office for Davidson County, Tennessee, dated May 02, 2018 and recorded on May 04, 2018.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 910 Trice Drive, Nashville, TN 37209, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 22nd day of July, 2021.

Shannon A. Markus

Reid P. Markus

STATE OF TEXAS
COUNTY OF TRAVIS

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Shannon A. Markus and Reid P. Markus, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 22nd day of July, 2021.

NOTARY PUBLIC STATE OF TEXAS
Ashley Rae
My Commission Expires
01/30/2024
ID No 128865637

Notary Public

My Commission Expires: 1/30/24