Karen Johnson Davidson County
Batch# 691520 DEEDWARR
08/05/2021 02:05:24 PM 2 pgs
Fees: $13.00 Taxes: $2,442.00
20210805-0105625

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $660,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES: 7-9-24
(AFFIX SEAL)

THOMAS VORHOLT II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Vorholt Title & Escrow, LLC, 4235 Hillsboro Pike, Ste 300, Nashville, TN 37215

File No.: TN-21-034

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
John Eric Gordon	NEW OWNER	081-08-0-297.00
(NAME)	(NAME)	
1831 4th Ave N.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Six Hundred Sixty Thousand And No/100 Dollars ($660,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **CHRISTOPHER MARSICANO AND MICHELE MARSICANO, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN ERIC GORDON, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTEES, 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 the South 35 feet of the North 105 feet of Lot No. 32 on the Plan of D.T. McGavock's Subdivision, of record in Plat Book 21, Page 64, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Said part of said lot fronts 35 feet on the Westerly side of 4th Avenue North, and runs back between parallel lines, parallel to and 70 feet South of Coffee Street, 165 feet to an alley.

Being the same property conveyed to CHRISTOPHER MARSICANO AND MICHELE MARSICANO, HUSBAND AND WIFE, by deed from LUKE EHRET HABEGGER AND MARTHA FEREBEE HABEGGER, HUSBAND AND WIFE, of record in Instrument No. 20200803-0085491, dated July 30, 2020, said Register's Office. Consideration for conveyance in the amount of $575,000.00.

unimproved ☐
This is improved ☒ property, known as 1831 4th Ave N., Nashville, TN 37208
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 30 day of July, 2021.

Christopher Marsicano

Michele Marsicano

STATE OF NORTH CAROLINA

COUNTY OF MECKLENBURG

On this 30th day of July, 2021, before me personally appeared Christopher Marsicano and Michele Marsicano, 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 (or person's) free act and deed.

Margaret E Pawicki
Notary Public
My Commission Expires: 09-18-2021

MARGARET E PAWICKI NOTARY PUBLIC MECKLENBURG COUNTY, NC