Karen Johnson Davidson County
Batch# 693396 DEEDWARR
08/09/2021 12:14:30 PM 3 pgs
Fees: $18.00 Taxes: $747.40
20210809-0106960

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $202,000.00

Affiant

Subscribed and sworn to before me, this 5th day of August, 2021.

Notary Public

My commission expires: 3-3-2025

SOPHIA PADGETT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2025

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jonathan Marlin	New Owner	**04309015800**
2001 Hunters Place		
MT. Juliet, TN 37122		

FOR AND IN 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 ACKNOWLEDGE, WE,

Brandon Adams, Trustee of The 300 Cumberland Ave Trust

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jonathan Marlin

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 westerly one-half of Lot No. 35 of Block "C" on the Map of Woodlawn Estates, of record in Book 843, Page 82, Register's Office for said County, to which reference is hereby made for a more complete description.

Said part of Lot No. 35 fronts 50.5 feet on the southerly side of Cumberland Avenue and runs back between parallel lines 165 feet to a dead line.

Being the same property conveyed to Brandon Adams, Trustee of The 300 Cumberland Ave Trust, by Warranty Deed from Mary C. Cooper and Paul K. Cooper, wife and husband, dated July 15, 2021, of record in Instrument No. 20210716-0096024, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Harlan D. Cline and wife, Mary N. Cline, by Warranty Deed from J.S. Gleason, Jr., dated April 24, 1963, of record in Book 3538, Page 377, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved (_____) property known as 300 Cumberland Ave, Madison, TN 37115.

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 in 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.

_____ Date: 8-5-2021
The 300 Cumberland Ave Trust
BY BRANDON ADAMS, TRUSTEE

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **BRANDON ADAMS** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the forgoing instrument for the purpose therein contained and who further acknowledged that he is TRUSTEE OF THE 300 CUMBERLAND AVE TRUST and that he is authorized by THE 300 CUMBERLAND AVE TRUST to execute this instrument on its behalf.

Witness my hand this 5 day of **July, 2021.**

_____
Notary Public
My commission expires: 3-3-2025

SOPHIA PADGETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2025

Certificate of Authenticity

I, Samantha Smith, do hereby make oath that I am a licensed attorney and/or 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

8/5/21.

Date

Affiant Signature

8/5/21

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 5 day of August, 2021.

Notary's Signature

SOPHIA PADGETT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2025

My Commission Expires: 3-3-2025

Date

Notary's Seal (if on paper)