WARRANTY DEED

Karen Johnson Davidson County
Batch# 693790 DEEDWARR
08/10/2021 10:11:30 AM 3 pgs
Fees: $18.00 Taxes: $1,331.63
20210810-0107481

File No. BC-21-1048

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $359,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of August, 2021

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 04-26-2025

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 NUMBER
Lisa Marie Tramposh	Same As New Owner	
(NAME)	(NAME)	
1605 Branch Street	7087 Wilcox Place	072-15-0-159.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Granite Bay CA 95746	
(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, **Marc F. Visnick, Trustee of Visnick & Ferguson Family Trust u/t/d August 02, 2016**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lisa Marie Tramposh, an unmarried woman**, 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 Lot No. 35 on the Plan of Porter Road Subdivision of Lots No's 2 to 7, inclusive on Shinkle's Subdivision of record in Plat Book 843, Page 38, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Mark F. Visnick and Samantha D. Ferguson, husband and wife by Warranty deed from Marida Millican NKA Marida L. Balch, married of record in Instrument No. 20180308-0021942 Register's Office for Davidson County, Tennessee, dated March 05, 2018 and recorded on March 08, 2018.

Being the same property conveyed to Marc F. Visnick and Samantha D. Ferguson, Trustees, Visnick and Ferguson Family Trust u/d/t dated August 02, 2016 by Quitclaim deed from Marc F. Visnick (aka Mark F. Visnick) and Samantha D. Ferguson, husband and wife of record in Instrument No. 20191113-0116929 Register's Office for Davidson County, Tennessee, dated November 08, 2019 and recorded on November 13, 2019.

This is property more commonly known as 1605 Branch Street, Nashville, TN 37216.

Pursuant to the terms of the Visnick and Ferguson Family Trust u/t/d August 2, 2016, Marc F. Visnick has the authority to act alone and to appoint another person to act on his behalf via power of attorney.

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 5th day of August, 2021.

Visnick & Ferguson Family Trust u/d/t dated August 02, 2016

By: Marc F. Visnick, Trustee by Leslie A Garside, his attorney in fact

Marc F. Visnick, Trustee, by Leslie A. Garside, his Attorney-In-Fact

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, Leslie A. Garside, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she is Power of Attorney for Marc F. Visnick as Trustee of Visnick & Ferguson Family Trust, and that this instrument was executed on behalf of the said Marc F. Visnick as Trustee of Visnick & Ferguson Family Trust for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Book __202108100107480____, in the Register's Office for Davidson County, Tennessee.

Witness my hand, at office, this 5th day of August, 2021.

Notary Signature
My commission expires:

ELIZABETH G COOPER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires 04-26-2025

ELIZABETH G COOPER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires 04-26-2025

Certificate of Authenticity

I, Emily Manno, 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 08/05/2021.

Date

Affiant Signature

08/05/2021

Date

State of Tennessee

County of Davidson

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

Notary's Signature

My Commission Expires: 1/3/23

Date

Notary's Seal (if on paper)

