WARRANTY DEED

Karen Johnson Davidson County
Batch# 697445 DEEDWARR
08/13/2021 02:25:30 PM 3 pgs
Fees: $18.00 Taxes: $2,590.00
20210813-0109772

File No. TR-21-1156

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 12th day of August, 2021.

Notary Public

MY COMMISSION EXPIRES 4/30/22

TIFFANY WHITTLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

(AFFIX SEAL)

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 NUMBERS
MarSull LLC	New Owner	
(NAME)	(NAME)	083-05-0-361.00
1502 Franklin Ave.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, **Bryan A. Louiselle, an unmarried man**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MarSull LLC, a Tennessee Limited Liability Company**, 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 the Easterly 88 feet of the Northerly 240 feet of Block No. 2 on the Corrected Plan of T.P. Weakley's Subdivision of Blocks 1, 2, and 3, of record in Plat Book 161, Page 105, as corrected in Plat Book 421, Page 50, 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 Bryan A. Louiselle by Warranty deed from Melissa Brown of record in Instrument No. 20100217-0012101 Register's Office for Davidson County, Tennessee, dated February 15, 2010 and recorded on February 17, 2010. SEE ALSO: Final Decree confirming sale to Regal Homes of record at 20130131-0009916, said Register's Office and Decree for Redemption divesting title from Regal Homes and vesting title back into Bryan A. Louiselle, Instrument No. 20130430-0042932, said Register's Office.

This is property more commonly known as 1500 Franklin Avenue, Nashville, TN 37206.

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 11 day of August, 2021.

Bryan A. Louiselle

STATE OF WI
COUNTY OF MILW

On this 11 TOK day of August, 2021, before me personally appeared Bryan A. Louiselle, 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's (or persons') free act and deed.

Witness my hand, at office, this 11 day of August, 2021.

Notary Signature
My commission expires: 10/23/21

T J CASEY
Notary Public
State of Wisconsin

Certificate of Authenticity

I, Tiffany Rooker, 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 **8/11/2021**.

Date

Tiffany Rooker

Affiant Signature

8/11/2021

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **11th** day of **August**, 2021.

Notary's Signature

My Commission Expires: 1/3/23

Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON