Karen Johnson Davidson County
Batch# 711006 DEEDWARR
09/07/2021 01:41:30 PM 3 pgs
Fees: $18.00 Taxes: $2,312.50
20210907-0119667

**Prepared by:**
**Amy Cross Nance**
**Attorney at Law**
**103 Forrest Crossing Blvd Suite 205**
**Franklin, TN 37064**
**615-794-5644**

**STATE OF TENNESSEE**
**COUNTY OF ~~WILLIAMSON~~ Sumner**

**The actual consideration or value, whichever is greater, for this transfer is $625,000.00**

**Affiant**

**Subscribed and sworn to before me this ~~1st~~ 2nd day of September, 2021.**

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

**Notary Public**
**My commission expires:** 03/01/2025

| **Address of New Owner:** | **Send Tax Bills to:** | **Tax Information** |
|---|---|---|
| James Marschner and Bonnie Marschner<br>1220 Lighthouse Lane<br>Brentwood, TN 37027 | | 172-09-0A-247-00 |

# Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Sophia L. Kitchen and husband, James E. Kitchen, Jr.,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **James Marschner and Bonnie Marschner, husband and wife** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 201 on the Final Plat of Section Five-B of Banbury Crossing (a Planned Unit Development), of record in Instrument No. 20040618-0072253, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Sophia L. Kitchen and husband James E. Kitchen, Jr., by deed from The Jones Company of Tennessee, LLC of record in Instrument No. 20050328-0032688, Register's Office for Davidson County, Tennessee, and dated March 25, 2005.

This conveyance is made subject to the following:

1. Restrictive covenants of record in Book 10369 Page 48 and Instrument No. 20041006-0120756 and amended in Book 11218 Page 180 and Book 10962 Page 516 Register's Office for Davidson County, Tennessee.

2. Charter of Banbury Crossing Homeowners Association of record in Book 11187 Page 575 Register's Office for Davidson County, Tennessee.

3. By-Laws of record in Instrument No. 20020610-0070239 Register's Office for Davidson County, Tennessee.

4. All matters appearing on the plan of Banbury Crossing of record in Instrument No. 20040618-0072253 Register's Office for Davidson County, Tennessee.

Taxes and assessments for the year 2021 and subsequent years, which are not yet due and payable

This property is improved property known as 1220 Lighthouse Place, Brentwood, TN 37027

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), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 31st day of August, 2021.

Sophia L. Kitchen

James E. Kitchen, Jr.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 31st day of August, 2021, before me personally appeared Sophia L. Kitchen and James E Kitchen, Jr., 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 31st day of August, 2021.

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Signature
My commission expires: 2/12/23

Certificate of Authenticity

I, Kristen Traini, 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

08/31/2021.
Date

Affiant Signature

9-2-2021
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 2nd day of September, 2021.

Notary's Signature

My Commission Expires: 03/01/2025
Date

Notary's Seal (if on paper)