When recorded, return to/
This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road, #130
Hendersonville, TN 37075
File Number: 6-13918-RLSL-sb

Karen Johnson Davidson County
Batch# 720872 DEEDWARR
09/21/2021 12:09:30 PM 3 pgs
Fees: $18.00 Taxes: $647.50
20210921-0126716

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is **$175,000.00**.

Affiant

Subscribed and sworn to before me, this the 16th day of September, 2021.

Notary Public
My Commission Expires: 10/23/2023

RONETTA SUE LAMBRECHT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Paula E. Bressman Jose Francisco Salgado Patricia B. Bressman 320 Old Hickory Boulevard, #3000 Nashville, TN 37221	Paula E. Bressman Jose Francisco Salgado Patricia B. Bressman 320 Old Hickory Boulevard, #3000 Nashville, TN 37221	127 00 0 295.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we,

William Kenneth Marlow, Jr., a single man, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

Paula E. Bressman and Jose Francisco Salgado, wife and husband and Patricia B. Bressman, as joint tenants with right of survivorship, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being a parcel of land in the Second Civil District of Nashville, Davidson County, Tennessee, located on the Northerly margin of Charlotte Pike (Hwy 70N) East of Charlotte Pike's intersection with Memphis-Bristol Highway and being more particularly described as follows:

Beginning at an iron pin in the Northerly margin of Charlotte Pike, said pin being the Southwest corner of Mary Edith Smith of record in Book 8017, Page 196, Register's Office for Davidson County, Tennessee, and the Southeast corner of herein described tract:

Thence, with said margin of Charlotte Pike, South 53° 40' 00" West 64.66 feet to a point; thence leaving said margin North 03° 01' 00" East 595.18 feet to a point; thence North 89° 00'00" West 178.90 feet to a point; thence North 03° 01' 00" East 859.60 feet to a point; thence South 89° 00' 00" East 228.93 feet to a point in the West line of aforementioned Smith; thence with Smith's West line, South 03° 01' 00" West 1415.55 feet to the point of beginning, containing 225,444 square feet or 5.18 acres, more or less.

Being the same property conveyed to William Kenneth Marlow, Jr., by General Warranty Deed from Mark Chestnut, a single person, of record in Instrument No. 20000606-0056087, in the Register's Office of Davidson County, Tennessee, dated June 05, 2000 and recorded on June 06, 2000.

This is improved property located at: **8250 Charlotte Pike, Nashville, TN 37221**.

This conveyance is made subject to 1) Property taxes for the year **2021**, and thereafter, a lien not yet due and payable. The 2021 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16th day of September, 2021.

GRANTOR:

William Kenneth Marlow, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared William Kenneth Marlow, Jr., the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 16th day of September, 2021.

TORI COLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 7/9/24

202109210126716

Certificate of Authenticity

I, **HADLEY ROPER** , do hereby make oath that I am 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 Sept 17, 2021.

Hadley Roper
Affiant Signature

9/17/2021
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 9/17/2021.

Notary's Signature

My Commission Expires: **10/23/2023**

Notary's Seal

