Karen Johnson Davidson County
Batch# 723062 DEEDWARR
09/24/2021 08:15:30 AM 3 pgs
Fees: $18.00 Taxes: $1,942.50
20210924-0128280

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 525,000.00

Affiant

Subscribed and sworn to before me, this 21st day of September, 2021.

Notary Public

My commission expires: 3.3.2025

STATE OF TENNESSEE NOTARY PUBLIC MEMORIE WHITE COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
GardWill LLC	GardWill LLC	14604004904
208 Key Ct	208 Key Ct	
Brentwood TN 37027	Brentwood TN 37027	

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,

James Frederick Marschner and Bonnie Cowan Marschner

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

GardWill LLC, a Tennessee Limited Liability Company

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 part of Lot No. 1, on the Plan of Susan M. Clark Lands, of record in Book 365, Page 528, in the Register's Office for Davidson County, Tennessee, and being made by E.L. Miller, Jr. and Company, dated June 17, 1964, and a survey made by John B. Kohl, III, dated June 21, 1989, as follows:

Beginning on the Northerly margin of Briarwood Drive at the Southwest corner of the property conveyed to Gerald D. Richardson and wife, by deed from Louise Allen Shelton, of record in Book 3767, Page 600, said Register's Office; thence with said Richardson's Westerly boundary line, North 3 degrees 45 minutes East 197.5 feet to an iron pin; thence North 88 degrees 50 minutes West 100 feet to an iron pin; thence South 04 degrees 00 minutes West 202.5 feet to the Northerly margin of Briarwood Drive; thence with the same North 88 degrees 20 minutes East 100 feet to the point of beginning.

Being the same property conveyed to James Frederick Marschner and Bonnie Cowan Marschner, by Warranty Deed from Amy Bishop Neff and Richard D Neff, wife and husband, dated January 20, 2017, of record in Instrument No. 20170123-0007221, in the 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 4716 Briarwood Drive, Nashville, TN 37211.

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.

James Frederick Marschner Date: 9/21/2021

James Frederick Marschner

Bonnie Cowan Marschner Date: 9/21/2021

Bonnie Cowan Marschner

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, James Frederick Marschner and Bonnie Cowan Marschner, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21 day of September, 2021.

MICHELLE CRAWFORD
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON
MY COMM. EXPIRES OCTOBER 2, 2023

NOTARY PUBLIC

My Commission Expires: 10/2/2023

Certificate of Authenticity

I, Holly A. Mason, 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 9/21/21.

Affiant Signature

9/21/21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 21st day of September, 2021.

Notary's Signature

(Notary Seal)

JACQUELINE G BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 3-8-22