Karen Johnson Davidson County
Batch# 723800 DEEDWARR
09/24/2021 03:23:30 PM 3 pgs
Fees: $18.00 Taxes: $2,682.50
20210924-0128869

STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $725,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of September, 2021.

Notary Public
MY COMMISSION EXPIRES: 4/17/2023
File No. 21-13627

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-17-2023

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Matthew Kollar and Rebekah Kollar	New owner	054-9-051.00
(NAME)	(NAME)	
3054 Lakeshore Drive		
(STREET ADDRESS)	(STREET ADDRESS)	
Old Hickory, TN 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Edward W. Fordyce, III and Susan E. Fordyce, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Matthew Kollar and Rebekah Kollar, husband and wife**, 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:

BEING Lot No. 1 on the Plan of the resubdivision of Lots 1 and 2 Life and Casualty Insurance Company's subdivision of the Dabbs and Elliot property, as of record in Plat Book 5800, page 162, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said property.

BEING the same property conveyed to Anthony Marchione and Kelly Marchione, husband and wife, by deed from Ed A. Tignor, Jr. and Roselyn C. Tignor, dated August 5, 2016, recorded August 8, 2016 in Instrument #20160809-0082781, Register's Office for Davidson County, Tennessee.

AND FURTHER BEING the same property conveyed to Edward W. Fordyce, III and Susan E. Fordyce, husband and wife, by Warranty Deed from Anthony Marchione and Kelly Marchione, husband and wife, dated August 3, 2020, recorded August 4, 2020, in Instrument #20200804-0085753, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2020 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 3054 Lakeshore Drive, Old Hickory, TN 37138.

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.

Witness my/our hand(s) this 21st day of September, 2021.

Edward W. Fordyce, III

Susan E. Fordyce

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 21st day of September, 2021, before me personally appeared Edward W. Fordyce, III and Susan E. Fordyce, 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 21st day of September, 2021.

Notary Signature
My commission expires: 6/7/25

PRESTON D MATTHEWS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Tennessee Certification of Electronic Document

I, Caleb Waters, 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 (date of document).

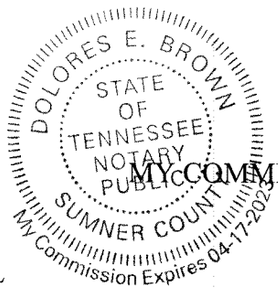
Caleb Waters
Affiant Signature

9/23/21
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 23 day of September, 2021.



Notary's Signature

MY COMMISSION EXPIRES: 4/17/2023

NOTARY'S SEAL