Karen Johnson Davidson County
Batch# 725959 DEEDWARR
09/28/2021 03:54:30 PM 3 pgs
Fees: $18.00 Taxes: $532.80
20210928-0130424

WARRANTY DEED

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $144,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of September, 2021.

Notary Public

MY COMMISSION EXPIRES: February 20, 2023

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
Memorial Title, LLC, 2690-A Memorial Blvd., Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Tennessee Investment Group, LLC	Tennessee Investment Group, LLC	043-01-0-254.00
(NAME)	(NAME)	
2690-A Memorial Blvd	2690-A Memorial Blvd	
(ADDRESS)	(ADDRESS)	
Murfreesboro, TN 37129	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Justin Davis Marks III Justine Lovell Marks-Small**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Tennessee Investment Group, LLC a Tennessee limited liability company**, hereinafter called the GRANTEE(S), its successors and/or 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 Lot No. 27, on the FINAL PLAT FOR SECTION 1, SHANNON PLACE SUBDIVISION, of record in Plat Book 11190, Page 55, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Lois J. Marks by Warranty Deed dated 08/24/2004 from Travis D. Dorris and Janet L. Dorris of record in Instrument 200408300104455, Register's Office for Davidson County, Tennessee. Lois J. Marks died on December 7, 2020 leaving Justine Lovell Marks-Small and Justin Davis Marks III as evidenced by Affidavit of Heirship of record in Instrument No. 202109280130423, Register's Office for Davidson County, Tennessee

This conveyance is subject to (1) All matters as set forth per Plat Book 11190, Page 55, and (2) Covenants and Restrictions of record in Book 11416, Page 873, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 813 Redfern Court, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 01451-5072
SMG TN Warranty Deed

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), its successors and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), its successors and/or 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 our hands this 24th day of September, 2021.

Justin Davis Marks III

Justine Lovell Marks-Small

State of Tennessee
County of Rutherford

Personally appeared before me Justin Davis Marks III and Justine Lovell Marks-Small, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 24th day of September, 2021.

Notary Public
My Commission Expires: 1-15-2025

RETURN TO:
Memorial Title, LLC
2690-A Memorial Blvd.
Murfreesboro, TN 37129

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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 September 24, 2021

Affiant Signature

September 24, 2021
Date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 24th day of September, 2021.

Notary Public

(SEAL)

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

My Commission Expires: 1-19-2025

900