Karen Johnson Davidson County
Batch# 731454 DEEDWARR
10/07/2021 12:43:30 PM 3 pgs
Fees: $18.00 Taxes: $1,394.90
20211007-0134965

WARRANTY DEED

KELLIE L. PARSONS
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 $377,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF SEPTEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 9/16/23
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
J. Eric Hennessee, Hennessee Law, P.O. Box 330793, Murfreesboro, TN 37133-0793

File No.: 21-125

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Patrick Marshall and Sarah Holland	Patrick Marshall and Sarah Holland	149 04 0 247.00
(NAME)	(NAME)	
231 Sailboat Dr	231 Sailboat Dr	
(ADDRESS)	(ADDRESS)	
Nashville TN 37217	Nashville TN 37217	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Ten And No/100 Dollars ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, NICOLE DITTRICH, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PATRICK MARSHALL AND SARAH HOLLAND, 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:

All of that certain parcel of land situated in the County of Davidson, State of Tennessee, described as follows:

WHEN RECORDED RETURN TO
Momentum Title, LLC
630 W. Burton Street
Murfreesboro, TN 37130
File No. 7-135501-KP

Lot No. 620 on the Plan of Section 13, Edge-O-Lake Estates, which appears of record in Book 4175, Page 33, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Nicole Dittrich by Deed from Marcia S. Woodcock, married, on July 6, 2012, of record in Instrument No. 20120711-0060752, Register's Office for Davidson County, Tennessee.

Subject to restrictions of record in Book 4268, Page 302; and to all matters as shown on the plan of record in Plat Book 4175, Page 33, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 231 Sailboat Dr, Nashville, TN 37217
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 I do covenant with the said GRANTEES that I am lawfully seized and possessed of said land in fee simple, have a good rightto convey it and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my 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.

Witness my hand this 30th day of September, 2021.

Nicole Dittrich

STATE OF Pennsylvania

COUNTY OF Erie

On this 30th day of September, 2021, before me personally appeared Nicole Dittrich, 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 (orperson's) free act and deed.

WITNESS my hand and official seal at office on the day and year first above writtten.

Notary Public
Printed Name: Rachel Lyn Cannata

My Commission Expires: April 9, 2025

Commonwealth of Pennsylvania - Notary Seal
Rachel Lyn Cannata, Notary Public
Erie County
My commission expires April 9, 2025
Commission number 1396152
Member, Pennsylvania Association of Notaries

Certificate of Authenticity

I, Manya Alvizo, 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 September 30, 2021.

Affiant Signature

September 30, 2021
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 30th day of September, 2021.

Notary's Signature
My Commission Expires: 9/16/23

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary's Seal