Karen Johnson Davidson County
Batch# 735332 DEEDWARR
10/12/2021 03:39:30 PM 4 pgs
Fees: $23.00 Taxes: $3,089.50
20211012-0137300

Prepared By:	Record and Return To:	Mail Tax Statements to:
Vidmar & Hardesty, Ltd., John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221	Amrock, LLC 662 Woodward Ave. Detroit, MI 48226	Richard Marsh and Patty Marsh 701 Buchanan St. Nashville, TN 37208

Order Number: 70586875-D

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Mark Allen Thompson, married to Kimberly Thompson**, for Eight Hundred Thirty-Five Thousand Dollars and 00/100 ($835,000.00) and other valuable consideration paid, warrants the title against all persons claiming whomsoever and does hereby convey unto the Grantee(s), **Richard Marsh and Patty Marsh, Husband and Wife**, whose address is 701 Buchanan St., Nashville, TN 37208, the following described real property located in Davidson County, State of Tennessee and further described as follows:

Being the easterly 40 feet of Lot Nos. 246 and 248, on the Plan of North Nashville Real Estate Company of record in Plat Book 21, Page 105, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property. Said Lots Nos. 246 and 248 front 40 feet on the southerly side of Buchanan, formerly Carroll Street, and runs back parallel lines with the Westerly margin of Seventh Avenue North, formerly Vine Street, 100 feet to a dead line.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

The Grantor does hereby covenant with the Grantee(s) that it is lawfully seized of the

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above described real estate, that it has good right to sell and convey the said real property and that the property is unencumbered except as to:

All easements, restrictions and matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel number: 081 08 0 397.00
Street address of property: 701 Buchanan St., Nashville, TN 37208
Prior Instrument Reference by which Grantor(s) acquired title: Instrument No. 20160425-0039668 in the Recorder's Office, Davidson County, Tennessee.

Signed this 2 day of July, 2021.

Signature of Grantor(s):

Mark Allen Thompson

Kimberly Thompson

STATE OF TN, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 2 day of July, 2021 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Mark Allen Thompson and Kimberly Thompson, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be their free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

TOSAN CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Commission Expiration: 06/06/2024

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Property Address: 701 Buchanan St., Nashville, TN 37208
Tax Parcel: 081 08 0 397.00

Mark Allen Thompson Oath of Consideration

I or we, Kimberly Thompson, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $835,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Signed this 2 day of July, 20 21.

Signatures of Affiant(s):

Mark Allen Thompson Kimberly Thompson

Sworn and subscribed before me this 2 day of July, 20 21

Notary Public

Commission Expiration: 03/06/2024

TOSAN CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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True Copy Certification

I, Betsy Lanzotti, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Michigan

County of Wayne

Personally appeared before me, Jessica N Johnson, a notary public for this county and state, Betsy Lanzotti who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature
Jessica N Johnson

My Commission Expires: April 25, 2022
Notary' Seal (if on paper)

JESSICA N. JOHNSON
Notary Public, State of Michigan
County of Wayne
My Commission Expires Apr. 25, 2022
Acting in the County of Wayne