This instrument prepared by: Joan M. Brady, Attorney
449 Taft Avenue
Glen Ellyn, Illinois 60137

Karen Johnson Davidson County
Batch# 761267 DEEDWARR
11/24/2021 03:37:30 PM 4 pgs
Fees: $23.00 Taxes: $15,910.00
20211124-0156558

WARRANTY DEED

THIS INDENTURE, made this 18 day of November , A.D., 2021 , by and between

Jacqueline Marker and Jason Marker wife and husband

First Parties, and

23 Bancroft Place LLC, a Tennessee Limited Liability Company,

Second Parties,

WITNESSETH: That said First Parties, for and in consideration of the sum of ----------One and NO/100----------Dollars ($1.00), and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to-wit:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 22 on the Final Plat of Bancroft of record in Plat Book 9700, page 326 and 327, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jacqueline Marker and Jason Marker, wife and husband, as tenants by the entirety by Deed dated July 2, 2020 from Jacqueline Marker, a married woman, recorded August 6, 2020, in Instrument Number 20200806-0087381, in the Official Records of Davidson County, Tennessee.

OWNER:
23 Bancroft Place LLC
PO BOX 97
New Bremen OH 45869

RESPONSIBLE TAXPAYER:
NEW OWNERS

CLT # 144-109
Map and Parcel: 144-00-0-109.00
Property known as: 23 Bancroft Place, Nashville TN 37215

MR-GR-APROA399683

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except NONE

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

× _____ × _____

Jacqueline Marker Jason Marker

✓STATE OF TN

✓COUNTY OF DAVIDSON

Personally appeared before me, Jacqueline Marker and Jason Marker wife and husband, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26 day of April, 20 21.

✓ _____

Notary Public

My Commission Expires: ✓ 3.7.23

ROBERT A. MULLINS
STATE OF TENNESSEE NOTARY PUBLIC
Exp. Mar. 7, 2023
DAVIDSON COUNTY

MR-GR-APROA399683

OATH OF CONSIDERATION

I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration or value, whichever is greater, for this transaction is $4,300,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TN, COUNTY OF WILLIAMSON

Subscribed and sworn before me this the 18 day of NOVEMBER, 20 21.

Signature of Notary Public

ELIZABETH PASCHALL

Printed Name of Notary Public

5/24/25

Commission Expiration

Notary Seal

ELIZABETH PASCHALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

TRUE COPY CERTIFICATION

I, Robin White, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original executed and authenticated according to law on November 18, 2021.

Affiant Signature

11.18.21
Date

State of Tennessee

County of Williamson

Sworn and subscribed before me this 18 day of November, 2021.

Notary

My Commission Expires: 5/23/22

MELISSA CHISUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY