Karen Johnson Davidson County
Batch# 779498 DEEDWARR
12/23/2021 01:50:30 PM 3 pgs
Fees: $18.00 Taxes: $1,128.50
20211223-0169956

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of December, 2021

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

File No. BC-21-1552

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jordan Wisser	New Owner	
(NAME)	(NAME)	
2312 Dennywood Drive	312 Dogwood Ave	084-07-0-050.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Egg Harbor Twp. NJ 08234	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, I/we, **Mark Evans, unmarried**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jordan Wisser,unmarried**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND 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. 111 on the Plan of Maplecrest Subdivision of record in Plat Book 1835, Page (s) 27 and 28, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Dogwood Financial Services, LLC, a Tennessee Limited Liability Company by Warranty deed from Douglas L. Brown and Nancy Elaine Brown, husband and wife of record in Instrument No. 20170411-0035213 Register's Office for Davidson County, Tennessee, dated April 10, 2017 and recorded on April 11, 2017. Being also known as 2312 Dennywood Drive Nashville, Tennessee 37214.

Being the same property conveyed to Mark Evans, unmarried by Quit Claim Deed from Dogwood Financial Services, LLC, a Tennessee Limited Liability Company of record in instrument No. Register's Office of Davidson County, Tennessee, dated November 23rd, 2021.

This is property more commonly known as 2312 Dennywood Drive, Nashville, TN 37214.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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. 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/our hand this 13th day of December, 2021.

Mark Evans by Josh Hunter, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of December, 2021, before me personally appeared Josh Hunter, 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 13th day of December, 2021.

Notary Signature
My commission expires:

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

Certificate of Authenticity

I, Emily Manno, 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 12/13/21.

Date

Affiant Signature

12/13/21
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 13 day of December, 2021.

Notary's Signature

My Commission Expires: 1/3/23
Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON