PLEASE RETURN TO:

WARRANTY TITLE INSURANCE CO

120 ANDERSON LANE

HENDERSONVILLE, TN 37075

ASHLEY BRIANNA CONOVER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Karen Johnson Davidson County
Batch# 782739 DEEDWARR
01/03/2022 10:41:30 AM 2 pgs
Fees: $13.00 Taxes: $1,881.08

20220103-0000306

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $508,400.00

Affiant

Subscribed and sworn to before me, this 30TH DAY OF DECEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL) 03/25/2025

THIS INSTRUMENT WAS PREPARED BY
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Thomas Marcario. an unmarried man	Primary Residential Mortgage (NAME)	
4809 TANGLEWOOD DR (ADDRESS)	1980 North 2200 West (ADDRESS)	061-04-0-070.00
NASHVILLE, TN 37216 (CITY) (STATE) (ZIP)	Salt Lake City, UT. 84116 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we George William Bainton, Trustee of the CAROL HOWARD IRREVOCABLE TRUST dated 7/6/2021, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Michael Thomas Marcario. an unmarried man, hereinafter called the Grantees, their heirs and assigns, that 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. 5 on the Map of Hayesboro Development Company Hayesboro Subdivision, Block "B" of record in Plat Book 1130, Page 47, 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 Carol B. Howard, unmarried by Warranty deed from Ruben Murguia III and wife, Tayler Murguia of record in Instrument No. 20180822-0083058 Register's Office for Davidson County, Tennessee, dated August 20, 2018 and recorded on August 22, 2018.

Being the same property conveyed to George William Bainton, Trustee of the Irrevocable Trust of Carol Howard, Dated 7-6-2021 by Quit Claim deed from Carol B. Howard (unmarried) of record in Instrument No. 20210709-0092759 Register's Office for Davidson County, Tennessee, dated July 06, 2021 and recorded on July 09, 2021.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 4809 TANGLEWOOD DR, NASHVILLE, TN 37216
(House Number) (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 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(s) this 30th day of December, 2021.

WARRANTY DEED

(Continued)

CAROL HOWARD IRREVOCABLE TRUST
dated 7/06/2021

BY: _____ TRUSTEE
George William Bainton, Trustee

STATE OF Pennsylvania
COUNTY OF Allegheny

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named George William Bainton, Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged himself as Trustee of the CAROL HOWARD IRREVOCABLE TRUSTdated 7/06/2021, and in his capacity as such Trustee, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at office, on this the 29th day of December, 2021.

_____
Notary Public

Commonwealth of Pennsylvania - Notary Seal
Veronica C. Berton, Notary Public
Allegheny County
My commission expires October 6, 2023
Commission number 1249239
Member, Pennsylvania Association of Notaries

My Commission Expires: October 6, 2023

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