Prepared by: Law Office of Oscar L. Malone III, P.C.
1322 Hardwood Trail, STE 107, Cordova, TN 38016

Karen Johnson Davidson County
Batch# 793756 DEEDWARR
01/21/2022 09:54:41 AM 2 pgs
Fees: $13.00 Taxes: $1,073.00
20220121-0007985

Warranty Deed

THIS INDENTURE, made and entered into this 12th day of January, 2022, by and between **Sharon Marks, Cheri Dillon, Eddie Marks, Victoria Cortes, Tannah Marks, and Arnold J. Marks, II,** parties of the first part, and **Maverick Rose, LLC, a Tennessee limited liability company**, party of the second part.

WITNESSETH: that for the consideration hereinafter expressed the said parties of the first part have bargained and sold and do hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of Shelby, State of Tennessee, to wit:

LAND in Davidson County, Tennessee, being Lot No. 345 on the Plan of Miro Meadows, 2nd Addition, of record in Book 1424, page 112, Register's Office for Davidson County, Tennessee, which reference is made hereto for a more complete description of said property.

Being the same property conveyed to the **Arnold J. Marks** by Warranty Deed of record in Instrument No. **20140903-0080631,** recorded in the Register's Office of Davidson County, Tennessee. Arnold J. Marks died intestate on or about October 6, 2021 leaving the grantors herein as his surviving heirs. See Probate case Docket No. 21P-2075 in the Second Circuit Court for Davidson County, Tennessee; and Affidavits of Heirship Nos. 20211210-0163788 and 20211210-0163789, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its successors and/or assigns in fee simple forever.

And the said parties of the first part do hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; that they have a good right to sell and convey the same; that the same is unencumbered, except for:

2022 Davidson County property taxes, not yet due and payable, and which the party of the second part hereby assumes; any and all subdivision restrictions, covenants, building lines and easements of record in Book 1424, Page 112, all in the Register's Office of Davidson County, Tennessee.

And that the title and quiet possession thereto, he/she will warrant and forever defend against the lawful claims of all persons.

THE CONSIDERATION for this conveyance is as follows: Ten ($10.00) Dollars cash in hand paid and other good and valuable considerations, which the receipt of is hereby acknowledged.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signatures of the said parties of the first part the day and year first above written.

Sharon Marks

Cheri Dillon

Eddie Marks

Victoria Cortes

Tannah Marks

Arnold J. Marks, II

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public in and for the County and State aforesaid, duly commissioned and qualified, personally appeared **Sharon Marks, Cheri Dillon, Eddie Marks, Victoria Cortes, Tannah Marks, and Arnold J. Marks, II**, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the foregoing instrument for the purposes therein contained as their free act and deed.

Witness my hand and seal, this the 13 day of January, 2022.

Notary Public

My Commission Expires:

J. BLAKE FREEMAN
State of Tennessee
Notary Public
DAVIDSON COUNTY, TENN.
My Commission Expires 05-07-2024

STATE OF TENNESSEE
COUNTY OF SHELBY

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$290,000.00,** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Sharon Marks
Affiant

Subscribed and sworn to before me this the 13 day of January, 2022.

Notary Public

My Commission Expires:

J. BLAKE FREEMAN
State of Tennessee
Notary Public
DAVIDSON COUNTY, TENN.
My Commission Expires 05-07-2024

*****SPACE BELOW THIS LINE FOR STATISTICAL AND RECORDING DATA ONLY******

PROPERTY ADDRESS:	878 Kipling DR, Nashville, TN 37217
OWNER NAME & ADDRESS:	Maverick Rose, LLC, a Tennessee limited liability company 238 Public Sq, Ste 200 Franklin, TN 37064
PARCEL NO.:	00-107-13-7.00-R-000
MAIL TAX NOTICES TO:	Maverick Rose, LLC, a Tennessee limited liability company 238 Public Sq, Ste 200 Franklin, TN 37064