Karen Johnson Davidson County
Batch# 803173 DEEDWARR
02/10/2022 10:22:30 AM 3 pgs
Fees: $18.00 Taxes: $925.00
20220210-0015517

KEMBERLY POWELL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $250,000.00

Affiant

Subscribed and sworn to before me, this 28th day of January, 2022.

Notary Public
My commission expires:
4-23-25

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Marketing Works, LLC	Marketing Works, LLC	**05208012900**
1165 Sioux Terrace	310 Northpoint Blvd.	
Madison, TN 37115	Suite 1298 Goodlettsville TN 37072	

FOR AND IN 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 ACKNOWLEDGE, WE,

Patricia T. Avril, a married woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Marketing Works, LLC

HEREINAFTER CALLED THE GRANTEES, 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. 41, on the Plan of Meadow Bend Subdivision, Section 1, of record in Plat Book 5200, Page 600, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Patricia T. Avril, a married woman, by Warranty Deed from Wendell G. Goodman and Lucy E. Goodman, husband and wife, dated January 23, 2004, of record in Instrument No. 20040127-0010517, Register's Office for Davidson County, Tennessee.

Subject property has never been the principal residence of said Grantor nor their spouse and/or any dependent(s).

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 1165 Sioux Terrace, Madison, TN 37115.

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 in 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.

Patricia T. Avril Date: 1-28-22
Patricia T. Avril

STATE OF TN

COUNTY OF SUMNER

Personally appeared before me, a Notary Public of said County and State, Patricia T. Avril, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of January, 2022.

D Paulsson
NOTARY PUBLIC

My Commission Expires: 10 21 -2024

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 1-28-2022 (date of document)

Affiant Signature

1-28-2022
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 28th day of January, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY