WARRANTY DEED

Karen Johnson Davidson County
Batch# 828386 DEEDWARR
03/25/2022 08:42:30 AM 3 pgs
Fees: $18.00 Taxes: $1,618.75
20220325-0034443

File No. EM-22-2159

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $437,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of March, 2022

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SARAH ANNE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES SEPTEMBER 02, 2023

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
Will Stoner	same as owner	
(NAME)	(NAME)	
431 DuPont Avenue		043-09-0-193.00
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(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, **MarDon Construction Management, Inc.**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **William Stoner, an unmarried man**, 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 the easterly one half of Lot 8, Block H on the Plan of Woodlawn Estates of record in Book 843, Page 82, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of said Lot No. 8 fronts 50 feet on the north side of Dupont Avenue and runs back between parallel lines 165.5 feet a dead line.

Being the same property conveyed to Michael S. Hester, unmarried by Warranty Deed from Theresa J. Adkins, unmarried of record in Instrument No. 20020627-0077457, Register's Office for Davidson County, Tennessee, dated May 17, 2002 and recorded on June 27, 2002.

Being the same property conveyed to Brandon Adams, Trustee of The 431 Dupont Ave Trust by Warranty deed from Michael S. Hester, an unmarried man of record in Instrument No. 20200723-0080997 Register's Office for Davidson County, Tennessee, dated July 22, 2020 and recorded on July 23, 2020.

Being the same property conveyed to Mardon Construction Management, Inc. by Warranty deed from Brandon Adams, Trustee of The 431 Dupont Ave Trust of record in Instrument No. 20200819-0093281 Register's Office for Davidson County, Tennessee, dated August 18, 2020 and recorded on August 19, 2020. Being also known as 431 DuPont Avenue Madison, Tennessee 37115.

This is property more commonly known as 431 DuPont Avenue, Madison, TN 37115.

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 17th day of March, 2022.

MarDon Construction Management, Inc., a
North Carolina Corporation

By: Jeri Patrana
Jeri Patrana, Authorized Signatory

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Ryan Lux of the state and county mentioned, personally appeared Jeri Patrana, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Signatory of MarDon Construction Management, Inc., the within named bargainor, a Corporation, and that such Jeri Patrana as such Authorized Signatory, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Corporation as Authorized Signatory.

Witness my hand and seal, at office in Nashville, TN, this 17th day of March, 2022.

Notary Signature

Printed Name:

My commission expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-03-2024

TRUE COPY CERTIFICATION

I, Sarah Ames, 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 March 17, 2022.

Signature
Date: March 17, 2022

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

On this 17th day of March, 2022 personally appeared before me, a notary public for the State aforesaid, Sarah Ames, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 03/15/2025

CARSON TURNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD