WARRANTY DEED

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSER IS $775,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of April 2022.

Notary Public

MY COMMISSION EXPIRES: _____

(AFF

Karen Johnson
Batch# 844238
04/22/2022 12:06:54 PM
Fees: $13.00 Taxes: $2,867.50

Davidson County
DEEDWARR
2 pgs

20220422-0046827

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
121 First Avenue South Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Annie Cole and Peter Cole	New Owner	172 10 0A 021.00.
(NAME)	(NAME)	
5637 Cedar Rock Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **David Carleton Marsh and Nancy Jean Marsh, Trustees of The Marsh Family Revocable Trust Dated March 10, 2004**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey **unto Annie Cole and Peter Cole, wife and husband,** hereinafter called the GRANTEE(S), his/her/their 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. 21 on the Plan of A Cluster Lot Development Brentwood Cove, Revision 3, of record in Plat at Instrument No. 20010201-0009801, 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 David Carleton Marsh and Nancy Jean Marsh, Trustees of The Marsh Family Revocable Trust Dated March 10, 2004, by Warranty Deed from Kimberly M. Cooney, A Married Woman, of record in Instrument No. 20190815-0081704, in the Register's Office of Davidson County, Tennessee, dated August 09, 2019 and recorded on August 15, 2019.

This conveyance is subject to the following: Taxes and assessments for the year 2022 and subsequent years, not yet due and payable. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of A Cluster Lot Development Brentwood Cove, Revision 3, as recorded in Plat Instrument No. 20010201-0009801. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20000427-0041952. Easement for Signage, recorded in Instrument No. 20010328-0029628. Easement for Sanitary Sewers and Appurtenances, recorded in Instrument No. 20170926-0098374. Easement recorded in Instrument No. 20000201-0010289. Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20000908-0089128.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 5637 Cedar Rock Drive, Nashville, TN 37211

(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 16th day of April 2022.

The Marsh Family Revocable Trust dated March 10, 2004

David Carleton Marsh, as Trustee

Nancy Jean Marsh, as Trustee

State of ~~Tennessee~~ Colorado
County of ~~Williamson~~ Jefferson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David Carleton Marsh and Nancy Jean Marsh, bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the Trustees of The Marsh Family Revoable Trust dated March 10, 2004, as Trustee described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 16th day of April, 2022.

Notary Public:
My Commission Expires: 2/5/2023

RETURN TO:
Phoenix Title Services, LLC
121 First Avenue South #200
Franklin, TN 37064

TYLENE SUE PRANGE
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20194004779
MY COMMISSION EXPIRES FEB 5, 2023