Karen Johnson Davidson County
Batch# 847957 DEEDWARR
04/29/2022 09:07:30 AM 2 pgs
Fees: $13.00 Taxes: $2,127.50
20220429-0049603

**Prepared By & Return To:**
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr Suite 290
Brentwood, TN 37027 B-22-1334

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $575,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 19th day of April, 2022

Notary Public

Commission Expires: 5-2-2022

KIMBERLEY C KINDALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 2, 2022

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| Jeffery Marshall and<br>Marshall Handleman<br>700 Gleniris Ct<br>Nashville, TN 37221 | Veterans Home Loans<br>4700 S. Providence RD.<br>Columbia, MO 65203 | 142-13-0A-146.00-CO |

## WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

**Aruthur C. Coble, Jr. AKA Arthur C. Coble, Jr. and Browndalyn J. Coble, married**

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Jeffery Marshall and Marshall Handleman, as joint tenants with right of surviorship**

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. 146 on the Plan of Final Plat, Riverside, Phase 2 of record in Plat Book 7900, Page 656, 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 a portion of the same property conveyed to Arthur C. Coble, Jr. and Browndalyn J. Coble, married by Warranty deed from Rochford Realty & Construction, INC of record in Book 9943, page 400, Register's Office for Davidson County , Tennessee, dated January 31, 1996 and recorded on February 09, 1996.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 700 Gleniris Ct, Nashville, TN 37221.

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 so

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.

Dated this the 19th day of April, 2022.

Arthur C. Coble, Jr.

Browndalyn J. Coble

Browndalyn J. Coble

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 19th day of April, 2022, before me personally appeared Arthur C. Coble, Jr. and Browndalyn J. Coble, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 19th day of April, 2022.

Notary Signature
My commission expires: 9/6/2022

STATE OF TENNESSEE NOTARY PUBLIC
SUSAN L HEIMBURG
COUNTY OF DAVIDSON

Certificate of Authenticity

I, Ernest D. Bennett, III, 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 this the 19th day of April, 2022.

04/19/2022

Ernest D. Bennett, III, Affiant

State of Tennessee )
County of Davidson )

Sworn to and subscribed before me this the 19th day of April, 2022.

Notary's Signature

MARY GAIL PORTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES JANUARY 10, 2023

Commission Expires: January 10, 2023