Karen Johnson Davidson County
Batch# 857022 DEEDWARR
05/17/2022 11:03:33 AM 2 pgs
Fees: $13.00 Taxes: $7,400.00
20220517-0056640

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #22-1182

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Richard L. Marsh, Jr. and Heather V. Marsh, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Rita M. Pirkl and Maeve E. McConville, married to each other**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 150 on the Plan of Montrose Place of record in Plat Book 57, Page 93, 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 Richard L. Marsh Jr. and Heather V. Marsh, husband and wife by Warranty deed from William H. Smallman, married of record in Instrument No. 20140902-0080032 Register's Office for Davidson County, Tennessee, dated August 29, 2014 and recorded on September 02, 2014. (Value of consideration shown in aforementioned deed $787,000.00.)

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 911 Montrose Avenue, Nashville, TN 37204.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Rita M. Pirkl 249 Lauderdale Road Nashville, TN 37205	NEW OWNER	118-01-0-318.00

WITNESS THE EXECUTION HEREOF this 12th day of May, 2022.

Richard L. Marsh, Jr.

Heather V. Marsh

State of Tennessee)
County of Davidson)

On this 12th day of May, 2022, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Richard L. Marsh, Jr. and Heather V. Marsh, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 2,000,000.00.**

Affiant

Sworn and subscribed before me on this the 12th day of May, 2022.

Notary Public

My Commission Expires: _____

Logan C. E. Bell NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 06/11/2023 CHEATHAM COUNTY