Karen Johnson Davidson County
Batch# 893010 DEEDWARR
07/25/2022 08:50:00 AM 2 pgs
Fees: $13.00 Taxes: $1,026.75
20220725-0084353

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
206 Gothic Court, Suite 300
Franklin, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $277,500.00

Affiant

Subscribed and sworn to before me, this 22 day of July 2022.

Notary Public
My commission expires: 6-17-2024

BRIAN HURST STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Herman Marks PO Box 282083 Nashville, TN 37228	New Owner	069-12-0-048.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Molly Ann Bond, an unmarried woman,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Herman Marks, an unmarried man,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 29 on the unrecorded plan of the Brattonview Subdivision at Bordeaux, Tennessee, described according to a copy of a survey thereof made August 14, 1936, by Erle Drake, County Surveyor, as follows:

Beginning on the northeasterly margin of Bellefield Avenue at the S.W. corner of a part of said Lot No. 29 conveyed to Wallace Hudgins and wife, by deed from Eulis H. Hudgins and wife, of record in Book 2040, page 95, Register's Office for Davidson County, Tennessee, thence, with said Hudgins' line, northeastwardly 250 feet; thence North 49 1/4 degrees W. 75 feet to the corner of Lots Nos. 28 and 29; thence, with the line between said two lots, southwestwardly 250 feet to the northeasterly margin of said Bellefield Avenue, said point being the southeast corner of the property conveyed to Alice R. Schnupp by deed form Mrs. Cosie E. Bratton, of record in Book 1031, page 426, said Register's Office; thence with the northeasterly margin of said Bellefield Avenue, southeastwardly 75 feet to the beginning.

Being the same property conveyed to Johnnie Bond, Jr. and wife, Molly A. Bond, by Warranty Deed from Arthur Morris, Mamie Gannon, Mattie Mangrum, Norma Hays, Jeanetta West and Lillie Davis, dated October 25, 1975 of record in Book 4968, page 988, Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Molly Ann Bond by Quitclaim Deed from Johnnie Bond, Jr. dated September 13, 1995 of record in Book 9824, page 442, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises. Subject to the easements and restrictions of record in the Register's Office for Davidson County, Tennessee.

This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statue therein.

This property is improved property known as 2126 Bellefield Ave, Nashville, TN 37218

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), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 hand this the 22nd day of July, 2022.

Molly Ann Bond

Molly Ann Bond

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Molly Ann Bond,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 22nd day of July, 2022.

Jacqueline G Brown

Notary Public

My Commission expires: 11/3/25

FILE NO: 2022077484

JACQUELINE G BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY