Karen Johnson Davidson County
Batch# 906472 DEEDWARR
08/23/2022 08:30:30 AM 3 pgs
Fees: $18.00 Taxes: $2,686.20
20220823-0094862

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $726,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of August, 2022.

Notary Public
MY COMMISSION EXPIRES: 10/2/23
File No. G22-16916

CLAIRE H. JENKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| Brice Johnson Rochelle and Amber Nicole Marks (NAME) | Brice Johnson Rochelle and Amber Nicole Marks (NAME) | 83-3-J-I-CO 083030J00100CO |
| 2034 Straightway Avenue (STREET ADDRESS) | 2034 Straightway Avenue (STREET ADDRESS) | |
| Nashville, TN 37206 (CITY) (STATE) (ZIP) | Nashville, TN 37206 (CITY) (STATE) (ZIP) | |

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 HEREBYACKNOWLEDGED, WE, **Corey R. Alexander and Courtney Alexander, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brice Johnson Rochelle and Amber Nicole Marks, husband and wife,** 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 Unit A of Homes at 2034 Straightway Avenue, a Horizontal Property Regime with Private Elements established by Declaration of Covenants, Conditions, and Restrictions for .Homes at 2034 Straightway Avenue filed at Instrument No. 20140729-0067549, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of the property.

Being the same property conveyed to Corey R. Alexander and Courtney Alexander, husband and wife by Deed dated October 13, 2020 from Elise Morrissey, a single woman, recorded October 16, 2020, in Book 20201016-0120500, in the Register's office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2021 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 2034 Straightway Avenue, Nashville, TN 37206.

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. Whenever 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(s) this 19th day of August, 2022.

Corey R. Alexander

Courtney Alexander

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of August, 2022, before me personally appeared Corey R. Alexander and Courtney Alexander, 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 August, 2022.

Notary Signature
My commission expires: 1/28/2026

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*PREPARED BY AND RETURN TO:*

**SMITH.SHOLAR.MILLIKEN.PLLC.**
**P.O. BOX 663**
**GALLATIN, TN 37066**

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law on 8/19/22

GEORGE E. MUDTER, JR.
Dated 8/19/22

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dated 8/19/22
Notary's Signature
My Commission Expires: 10/2/2023
Notary Seal:

