Karen Johnson Davidson County
Batch# 909188 DEEDWARR
08/29/2022 09:46:30 AM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20220829-0096996

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th **DAY OF** August **, 2022.**

Notary Public

MY COMMISSION EXPIRES: 08.17.2025

(AFFIX SEAL)

SUSAN MORELLI
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
1139 NW Broad St. Suite 101
Murfreesboro, TN 37129

13-NSH22-04717

Address of New Owner:	Send Tax Bills to:	Tax Information:
John-Michael David Marlowe and Mallory Persico 1108 Clarke St Old Hickory, TN 37138	New Owner	044-15-0-377.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jondra L. Montague, an unmarried woman** hereinafter referred to as Grantor, have bargained and sold, and do hereby transfer and convey to **Mallory Persico and John-Michael David Marlowe wife and husband**, hereinafter called the Grantees, their successors 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. 93 on the Plan of Section "B", Village of Old Hickory of record in Book 1424, Page 67, 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 Jondra L. Montague, an unmarried woman by Warranty Deed from Phyllis D. Macke, unmarried of record in Instrument No. 20160914-0096609 Register's Office for Davidson County, Tennessee, dated September 12, 2016 and recorded on September 14, 2016. (Value of consideration shown in aforementioned deed $150,000.00.)

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: **1108 Clarke St, Old Hickory, TN 37138**

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

WITNESS my hand this 22nd day of August, 2022

Jondra L. Montague

STATE OF TENNESSEE

COUNTY OF Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Jondra L. Montague, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Murfreesboro, Tennessee, this 22nd day of August, 2022.

Notary Public

My Commission Expires: 08.17.2025

SUSAN MORELLI
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Jessica Woodruff, 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 8/22/2022 *(date of document)*.

Custodian's Signature — 8/29/22 date

STATE OF TENNESSEE
COUNTY OF Rutherford

Sworn to and subscribed before me this 29th day of August, 2022.

Notary Public

MY COMMISSION EXPIRES: 08·17·2025

SUSAN MORELLI
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD