WARRANTY DEED

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF OCTOBER, 2022.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires March 3, 2025
(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 929568 DEEDWARR
10/14/2022 10:31:53 AM 2 pgs
Fees: $13.00 Taxes: $1,147.00
20221014-0112723

THOMAS D. LARSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 4275 Central Pike, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
George Margias and Kara Ann Lett Margias	Ark-La-Tex Financial	Parcel ID: 075-07-0-091.00
(NAME) 4433 Baton Rouge Drive	(NAME) 5160 Tennyson Pkwy, Ste 1000	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Plano, TX 75024	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Randy A. Davis, a married man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **George Margias and Kara Ann Lett Margias, 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 193 on the Plan of Tulip Grove Subdivision, Section Four, as of record in Plat Book 4175, Page 12, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Randy A. Davis and wife Elizabeth A. Davis from Pamelia A. Nichols, a Widow by Warranty Deed dated July 18, 2001 and recorded on July 24, 2001 in Instrument No. 20010724-0078309 and Re-recorded in Instrument No. 20020122-0008352, recorded on January 22, 2002, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Randy A. Davis, a married man as his sole and separate property from Randy A. Davis and wife, Elizabeth A. Davis, (legally separated) by Quitclaim Deed dated June 15, 2018 and recorded on September 18, 2018 in Instrument No. 20180914-0091214, Register's Office for Davidson County, Tennessee.

Randy A. Davis having since been remarried to Carrie A. Davis on June 19, 2021, in Davidson County, Tennessee.

Carrie A. Davis, spouse of Randy A. Davis, joins in the execution of this instrument for the purpose of conveying her, right, title, and interest, and marital interest, if any, to said property.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 4433 Baton Rouge Drive, Hermitage, TN 37076

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. 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 our hands this 6 day of OCT, 2022

Randy A. Davis

Carrie A. Davis

STATE OF TN

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Randy A. Davis, and wife Carrie A. Davis, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6 day of October, 2022.

Notary Public

My Commission Expires: My Commission Expires March 3, 2025

(SEAL)

THOMAS D. LARSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY