Karen Johnson Davidson County
Batch# 947124 DEEDWARR
12/02/2022 02:38:30 PM 4 pgs
Fees: $23.00 Taxes: $2,895.25
20221202-0126376

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 37397-10-2022**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $782,500.00. Affiant Subscribed and sworn to before me this 30th day of November, 2022. Notary Public My Commission Expires: 10/2/2023

LILLIAN TUCKMAN
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
10/2/2023
COUNTY OF DAVIDSON

WARRANTY DEED

Address New Owner: Justin Michael Ethridge, Heather Hollabaugh Markum 5014 Marc Drive Nashville, TN 37211	**Send Tax Bills To:** Lineage Bank 120 5th Avenue N. Franklin, TN 37064	**Tax Information:** Map and Parcel No.: 17205001400

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Penelope B. Pagonis, unmarried and James J. Pagonis, unmarried** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Heather Hollabaugh Markum and Justin Michael Ethridge, as joint tenants with the right of survivorship** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 5014 Marc Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantors covenants that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 30th day of November, 2022.

Penelope B. Pagonis

James J. Pagonis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Penelope B. Pagonis and James J. Pagonis, 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, at office, this 30th day of November, 2022.

Notary Public

My Commission Expires:



EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Section 4, Harvard Estates, of record in Plat Book 4675, Page 153, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Penelope B. Pagonis by deed dated August 28, 2002 from Continental Development and Construction, Inc. of record in Instrument No. 20020903-0105984, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated May 21, 2019 of record in Instrument No. 20190606-0054016, Register's Office for Davidson County, Tennessee, Penelope B. Pagonis conveyed subject property to Penelope B. Pagonis and husband, James J. Pagonis. Grantors having since divorced per Marital Dissolution Agreement executed on June 27th, 2022.

This conveyance is made subject to:

1. State and County taxes for the year 2023, a lien, but not yet due and payable. Map and Parcel No. 17205001400.
2. Restrictive Covenants contained in an instrument of record in Book 4681, Page 75, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Plat Book 4675, Page 153, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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 11/30/2022.

D. Shayne Adair

12/1/2022
Date

STATE OF TENNESSEE
STATE OF DAVIDSON

Sworn to and subscribed before me this 1 day of December 2022.

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 03/07/2026