Karen Johnson Davidson County
Batch# 947788 DEEDWARR
12/05/2022 01:38:30 PM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20221205-0126838

WARRANTY DEED

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $460,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF DECEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 10/21/2024

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
103 S Broadway St, Portland, TN 37148

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Juan Pedro Caal Caal	New Owner	034 07 0 010.00
(NAME)	(NAME)	
312 Shepherd Hills Drive		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we John Thomas Marlin Jr. and LeAnna Kai Marlin, husband and wife hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Juan Pedro Caal Caal, an unmarried man, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 10th Civil District of Davidson County, Tennessee, being Lot No. 84 on the plan of Shepherd Hills, Section No. 2, as of record in Book 2900, Page 12, Register's Office for said County, Tennessee, to which plat reference is herby made for a more complete description pf the property.

Being the same property conveyed to John T. Marlin and wife, Sandra Fay Marlin by Warranty Deed from Carlton E. Walton and wife, Rose M. Walton, dated 06/11/1976, of record in Book 5037, Page 808, Register's Office for Davidson County, Tennessee.

The said Sandra Fay Marlin died on October 13, 2007, leaving the said John T. Marlin the sole surviving tenant by the entirety.

The said John T. Marlin died testate on April 16, 2019, devising subject property to Michael Marlin, Jerry W. Marlin, Glen D. Marlin, and John Thomas Marlin, Jr. as evidenced in File No. 2019PR-191, Probate Court Clerk's Office for Sumner County, Tennessee.

Being the same property conveyed to John Thomas Marlin, Jr. by Quitclaim Deed from Michael Marlin, Jerry W. Marlin, and Glen D. Marlin, dated 11/06/2020, of record in Instrument 20201112-0132928, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John Thomas Marlin, Jr and wife, Leanna Kai Marlin by Quitclaim Deed from John Thomas Marlin, Jr, dated 12/09/2020, of record in Instrument 20201216-0148724, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 312 Shepherd Hills Drive, Madison, TN 37115

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 5th day of December, 2022.

John Thomas Marlin Jr.

LeAnna Kai Marlin

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John Thomas Marlin Jr. and LeAnna Kai Marlin, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 5th day of December, 2022.

Notary Public:
My Commission Expires: _____

DAKOTAH HARVEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-21-2023

RETURN TO:
Stewart Title Company Tennessee Division
103 S Broadway St
Portland, TN 37148

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 12/5/2022 (date of document).

Jennifer Russell
Affiant Signature

12/5/2022
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 5 day of December, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

