WARRANTY DEED

Jill Neely
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

STATE OF TENNESSEE, COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $525,000.00

Affiant

Subscribed and sworn to me on 12/01, 2022.

NOTARY PUBLIC

My Commission Expires: 12-01-2022

KORTALEKELLEY LAW FIRM

THIS INSTRUMENT WAS PREPARED BY:
(Jeremy H. Cherry)
330 Commerce Street, Suite 110, Nashville, TN 37201
Our File #36141

Karen Johnson Davidson County
Batch# 950683 DEEDWARR
12/12/2022 02:45:30 PM 3 pgs
Fees: $18.00 Taxes: $1,942.50
20221212-0129015

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #:
Carl Jordan Marlow 8271 Tapoco Lane Brentwood, TN 37027	NEW OWNER	181-6-A-002 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Penny Jill Neighbors and Warren Neighbors, III., wife and husband**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto **Carl Jordan Marlow, an unmarried man**, hereinafter called **"GRANTEE,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee being Lot No. 2, on the Plan of Phase One Culbertson View, R-S-10 Subdivision-Cluster Lot Option, of record in Instrument No. 20150803-0076314, 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 Penny Jill Neighbors and Warren Neighbors, wife and husband, by Deed from Lifestyle Home Builders, Inc., a Tennessee corporation, of record in Instrument No. 20160328-0028572, Register's Office for Davidson County, Tennessee, dated March 25, 2016 and recorded on March 28, 2016.

The conveyance of the above-described parcel of land is subject to the following: (i) 2023 property taxes and assessments and subsequent years taxes and assessments; (ii) restrictions, conditions, reservations, covenants, and easements of record; (iii) public rights of way, utility, and drainage easements; (iv) zoning and planning ordinances and regulations; (v) all matters shown on plats and plans of record; (vi) and health department regulations that may affect the property.

BEING ☐ **unimproved** ☒ **improved property known as:**

8271 Tapoco Lane, Brentwood, TN 37027

(House Number) (Street) (City or Town) (State) (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, his heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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/our hand(s) this 1st day of December, 2022.

Penny Jill Neighbors

Penny Jill Neighbors

Warren Neighbors III

Warren Neighbors, III.

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me personally appeared Penny Jill Neighbors and Warren Neighbors, III., to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on December 1, 2022.

NOTARY PUBLIC

My Commission Expires: March 7, 2023

WILLIAM H. BALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 07, 2023

Certificate of Authenticity

I, Dawnielle Hardwick, 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 12/01/2022.

Date

Affiant Signature

12/12/2022
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 12th day of December, 2022.

Notary's Signature

My Commission Expires: 4/26/2025
Date

Notary's Seal (if on paper)

