Karen Johnson Davidson County
Batch# 953221 DEEDWARR
12/19/2022 02:12:30 PM 3 pgs
Fees: $18.00 Taxes: $1,979.50
20221219-0131079

This instrument prepared by:
Jennifer Noe
Balthrop, Perry, & Noe, PLLC
102 Boyd St, PO Box 82
Ashland City, TN 37015

Jayme B. Marsh and James M. Marsh

TO: NEW OWNER
Hope Aline Terhaar and Christopher Owen Terhaar
8021 Boone Trace
Nashville, TN 37221

MAP & PARCEL:
126-15-0A-217.00

SEND TAX BILLS TO: SAME

WARRANTY DEED

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 and sufficiency of which are hereby acknowledged, we, Jayme B. Marsh, and husband, James M. Marsh, Grantors herein; have bargained and sold and by these presents do convey unto Hope Aline Terhaar and Christopher Owen Terhaar, wife and husband, Grantees herein, their heirs, successors and assigns, the following described property:

> Land in Davidson County, Tennessee, being Lot No. 232 on the Plan of Boone Trace at Biltmore, of record in Book 9700, pages 232 & 233, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Jayme B. Yates by deed from Kelly N. Poston and husband, Ronald C. Poston of record at Instrument No. 20110801-0058673, aid Register's Office of Davidson County, Tennessee. Jayme B. Yates subsequently married James J. Marsh. James M. Marsh is joining in the conveyance as the husband of Jayme B. Marsh conveying any interest he may have in said property.
>
> Jayme B. Yates is now known as Jayme B. Marsh.

To have and to hold the said parcel of real property, with appurtenances, estate, title, and interest thereto belonging unto the said Grantees, their heirs, successors and assigns forever. We do covenant with Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that it is unencumbered except as shown of record. We do further covenant and bind ourselves and our heirs and representatives to warrant and forever defend the title unto said real property unto the Grantees, their heirs, successors and assigns, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, we have hereunto set our hands, this the 15th day of December, 2022.

Jayme B. Marsh

James M. Marsh

STATE OF TENNESSEE

COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Jayme B. Marsh, and husband, James M. Marsh the within named bargainors, 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 the 15 day of December, 2022.

NOTARY PUBLIC

My commission expires: 01/26/23

JENNIFER A. NOE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE

COUNTY OF CHEATHAM

The actual consideration or value, whichever is greater, for this transfer is $535,000.00.

Affiant

SWORN to and subscribed before me,

this the 15th day of December, 2022.

NOTARY PUBLIC

My commission expires: _____

PAMELA AUTRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 12-19-2023

True Copy Certification

I, **Pam Autry,** 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 this the 15th day of December, 2022.

Affiant Signature
Date 12/15/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 15th day of December, 2022.

Notary's Signature
MY COMMISSION EXPIRES: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON