WARRANTY DEED

Karen Johnson Davidson County
Batch# 970881 DEEDWARR
02/14/2023 03:07:30 PM 3 pgs
Fees: $18.00 Taxes: $2,216.30
20230214-0010804

File No. DD-23-3890

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $599,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of February, 2023

Notary Public

MY COMMISSION EXPIRES: 3/22/26

(AFFIX SEAL)

CONNIE GILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Expires 3/22/2026

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeremy Townsend and Maggie Townsend	New Owner	
(NAME) 624 Andrew Rucker Lane	(NAME)	161-14-0A-023.00-CO
(ADDRESS) Nashville, TN 37211	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Mark Evans, a single man**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jeremy Townsend and Maggie Townsend, husband and wife,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Thrible Springs Estates, Phase I, as shown on plat of record in Plat Book 6900, page 313, as affected by Plat Book 7900, Page 738, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Mark Evans, a single man by Special Warranty deed from Zillow Homes Property Trust, a Delaware Statutory Trust of record in Instrument No. 20210819-0112430 Register's Office for Davidson County, Tennessee, dated August 11, 2021 and recorded on August 19, 2021.

This is property more commonly known as 624 Andrew Rucker Lane, Nashville, TN 37211.

Mark Evans and Mark P. Evans being one and the same person.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2023 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 my/our hand this 2nd day of February, 2023.

Mark P. Evans by Steve Evans Attorney in Fact

Mark Evans by Steve Evans, Attorney-In-Fact

STATE OF FLORIDA
COUNTY OF Sarasota

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Steve Evans, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he is Power of Attorney for Mark Evans, and that this instrument was executed on behalf of the said Mark Evans for the purposes therein contained pursuant to a General Durable Power of Attorney being recorded simultaneously herewith at Instrument No. ~~20210819-0112430~~ * 202302140010803, in the Register's Office for Davidson County, Tennessee.

FF

Witness my hand, at office, this 2nd day of February, 2023.

Notary Signature
My commission expires: 7/27/2025

FRANK FIORE JR.
Notary Public-State of Florida
Commission # HH 158151
My Commission Expires
July 27, 2025

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 2/2/23 (date of document).

Affiant Signature

2/6/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 6th day of February, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 11/03/2025

NOTARY'S SEAL

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

BROKER TITLE & ESCROW, LLC
1404 17TH AVE. SOUTH
NASHVILLE, TN 37212