Karen Johnson Davidson County
Batch# 981640 DEEDWARR
03/16/2023 02:06:30 PM 3 pgs
Fees: $18.00 Taxes: $1,294.63
20230316-0019183

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow-Clarksville, LLC
116 Merchants Blvd.
Clarksville, TN 37040
2023020079-CL

J. KAYE CLARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF W.J. Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 349,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF MARCH, 2023.

Notary Public

MY COMMISSION EXPIRES: 9/30/2024

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kathryn Susan Schoondyke		
4037 Creekside Drive	Same as new owner	148-13-0-213.00
Nashville, TN 37211		
(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, WE, **Ivy M. Markle f/k/a Ivy M. Dean, an unmarried woman**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kathryn Susan Schoondyke, a single woman**

HEREINAFTER CALLED THE GRANTEES, 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. 15 on the Plan of Maple Valley Subdivision, Section Two of record in Plat Book 6200, Page 645, 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 Ivy M. Dean, a single woman by Warranty deed from Kerry Lynn Stiles, Jr. and wife, Rachael B. Stiles of record in Instrument No. 20180928-0096382 Register's Office for Davidson County, Tennessee, dated September 24, 2018 and recorded on September 28, 2018. Ivy M. Dean married Christopher Joe Markle and became legally known as Ivy M. Markle. Final Decree of Divorce in the Fourth Circuit Court for Davidson County, Tennessee at Nashville, Docket No. 22D1464, filed January 24, 2023. Pursuant to the Decree this property was divested out of Christopher Joe Markle and is reinvested in Ivy M. Markle and Ivy M. Markle shall own this property free and clear of any interest or claim of Christopehr Joe Markle.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **4037 Creekside Drive, Nashville, TN 37211**

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 our hands this the 14th day of March, 2023.

Ivy M. Markle

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Ivy M. Markle,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 14th day of March, 2023.

My Commission expires: 5/13/2025

Notary Public

PAULA M. VAN CUYK
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Certificate of Authenticity

I, Kimberly Hollingshead, 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 3/14/2023.

Kimberly Hollingshead, Esq.

3/16/2023
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 16th day of March, 2023.

Notary Signature

My Commission Expires 9/30/2024

J. KAYE CLARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON