WARRANTY DEED

Karen Johnson Davidson County
Batch# 1023550 DEEDWARR
07/07/2023 09:10:30 AM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20230707-0051906

B-ELAM-23-206

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF JUNE, 2023.

Notary Public

MY COMMISSION EXPIRES: 7/15/26 (AFFIX SEAL)

KIM KERN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jeffrey Scott Marquess and Robin W. Marquess	New Owner	
(NAME)	(NAME)	**064-12-0C-206.00-CO**
206 Lexington Way		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(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 consideration, the receipt of which is hereby acknowledged, **JANICE FAYE HANCOCK, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JEFFREY SCOTT MARQUESS AND ROBIN W. MARQUESS, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Building Envelope 206 on the Plan of Lexington, Phase I, a Planned Unit Development as of record in Plat Book 6250, Page 340, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Warren J. Crowder and wife, Dorothy S. Crowder by Warranty deed from Commercial Federal Mortgage Corporation of record in Book 8344, page 818, Register's Office for Davidson County, Tennessee, dated April 30, 1991 and recorded on May 3, 1991.

The said Warren J. Crowder having died on December 2, 1992, leaving Dorothy S. Crowder as surviving tenant by the entirety.

Being the same property conveyed to Dorothy S. Crowder 2010 Living Trust under agreement dated November 8, 2010, Janice Faye Hancock and Robert Leslie Crowder, Trustees by Quitclaim deed from Dorothy S. Crowder, an unmarried woman of record in Instrument No. 20101109-0089751 Register's Office for Davidson County, Tennessee, dated November 8, 2010 and recorded on November 9, 2010.

Being the same property conveyed to Janice Faye Hancock by Co-Trustee's deed from Janice Faye Hancock and Robert Leslie Crowder, as Co-Trustees of the Dorothy S. Crowder 2010 Living Trust u/a dtd November 8, 2010 of record in Instrument No. 20110323-0022649 Register's Office for Davidson County, Tennessee, dated March 21, 2011 and recorded on March 23, 2011.

This conveyance is subject to:
- Taxes for the year 2023, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 6250, Page (s) 340 and 341, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6503, Page 1, and Book 6691, Page 541, Register's Office for Davidson County, Tennessee.
- Charter for Homeowners Association of record in Book 6620, Page 128 and Amendment in Book 8204, page 354, in the Register's Office for Davidson County, Tennessee.
- By-Laws of Lexington Homeowners Association, Inc. of record in Book 6503, Page 20 and revised in Instrument No. 20070921-0112964, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **206 Lexington Way, Hermitage, Tennessee 37076**.

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), their heirs and 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), 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(s) this the 30th DAY OF JUNE, 2023.

Janice Faye Hancock

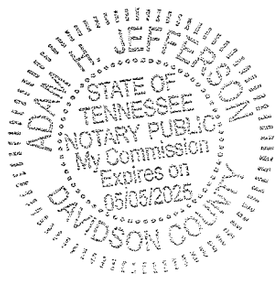
Janice Faye Hancock

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JANICE FAYE HANCOCK, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of June, 2023.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Joshua A. Terry, 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 6/30/2023.

Affiant Signature – Joshua A. Terry

7/6/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 7/6/2023.

Notary Public

My Commission Expires: 9/28/26

OLIVIA MORTENSEN
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 28, 2026
COUNTY OF WILLIAMSON