Karen Johnson Davidson County
Batch# 1045627 DEEDWARR
09/01/2023 01:41:30 PM 3 pgs
Fees: $18.00 Taxes: $1,596.55
20230901-0068929

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $431,500.00 Affiant Subscribed and sworn to before me, this the 30th day of August, 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:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills to:	Map-Parcel No.(s):
Adam Chandler Rhodes and Jacqueline Ligocki Rhodes	New Owner	097-16-0A-066.00 CO and
5137 Bay Overlook Dr.		
Hermitage, TN 37076		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Stephen D. Marsland and Evangeline Marsland, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Adam C. Rhodes and Jacqueline L. Rhodes, husband and wife

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. 98 on the Plan of The Peninsula, Phase Two, of record in Plat Book 9700, Page 352, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

BEING the same property conveyed to Stephen D. Marsland and Evangeline Marsland, husband and wife, by Quitclaim Deed from Stephen D. Marsland and Evangeline Marsland, husband and wife, Jasper Marsland, Jr. and wife, Ella M. Marsland and Jonathan Marsland and wife, Dyahan Marsland, dated 3/14/2023 and recorded 5/19/2023 in Instrument No. 20230519-0037733; and being the same property previously conveyed to Stephen D. Marsland and Evangeline Marsland, husband and wife, Jasper Marsland, Jr. and wife, Ella M. Marsland and Jonathan Marsland and wife, Dyahan Marsland, by Quitclaim Deed from Stephen D. Marsland and Evangeline Marsland, husband and wife, dated 4/22/2003 and recorded 4/30/2003 in Instrument No. 20030430-0057939; and being the same property previously conveyed to Stephen D. Marsland and Evangeline Marsland, husband and wife, by Warranty Deed from Fox Ridge Homes, Inc., dated 8/16/1999 and recorded 8/19/1999 in Book 11627, Page 376, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved ☒ Unimproved ☐ property known as 5137 Bay Overlook Dr., Hermitage, TN 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 Grantees, their heirs and assigns, forever; and Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good

right to convey it and the same in 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(s) this 30th day of August, 2023.

Stephen D. Marsland

Stephen D. Marsland

Evangeline Marsland

Evangeline Marsland

STATE OF Virginia
COUNTY OF Hampton

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

Witness my hand and official seal at (City) Hampton, (State) Virginia, this 30th of August, 2023.

Notary Public

My Commission Expires: 03/31/2025

(SEAL)

7938299

COMMONWEALTH OF VIRGINIA
ELECTRONIC NOTARY PUBLIC

Dalarrian Featherston

REGISTRATION NUMBER
7938299
COMMISSION EXPIRES
March 31, 2025

Notarized online using audio-video communication

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 8/30/2023.

Affiant Signature – Joshua A. Terry

8/31/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 8/31/2023.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27