RETURN TO:
PREMIER ESCROW, LLC
4361 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1058508 **DEEDWARR**
10/06/2023 11 38 03 AM 2 pgs
Fees $13 00 Taxes $1,119 25

20231006-0078845

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $302,500 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF [illegible] 2023

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY WILLIAMSON

Notary Public

MY COMMISSION EXPIRES 4/27/2025

(AFFIX SEAL)

BOX 10-A

THIS INSTRUMENT WAS PREPARED BY
Title Center of the South, LLC
783 Old Hickory Boulevard, Suite 110
Brentwood, TN 37027

ADDRESS NEW OWNERS(S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER(S)
Jacob Bender	**Paramount Residential Mortgage Group, Inc**	
(NAME) **2934 Leatherwood Dr.**	(NAME) **1265 Corona Pointe Court, Ste 301**	09610011100
(ADDRESS) **Nashville, TN 37214**	(ADDRESS) **Corona, CA 92879**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED TWO THOUSAND FIVE HUNDRED AND NO/100 DOLLARS ($302,500 00) CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **MARCUS DEWAYNE DARDEN, UNMARRIED, AND ELIZABETH DARDEN, UNNMARRIED,** HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO **JACOB BENDER, A SINGLE MAN,** HEREINAFTER CALLED GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT

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 258 on the Plan of Cloverhill, Section No V of record in Plat Book 2133, Page 88, 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 as conveyed to Marcus Dewayne Darden and Elizabeth Darden, husband and wife, from Sheila Barnard, unmarried, and Sheryl Murray, unmarried, by Warranty Deed recorded on 10/03/19 in Instrument Number 20191003-0101078, among the land records of Davidson County, TN

Marcus Dewayne Darden and Elizabeth Darden having since divorced on June 6, 2023

Being also known as 2934 Leatherwood Dr , Nashville, TN 37214

THIS CONVEYANCEIS MADE SUBJECT TO Further to (1) all applicable zoning ordinances(2) utility, sewer, drainage and other easements of record,(3) all subdivision/condominium assessments, covenants,

bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Granter and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable

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(s) this the 28 day of September, 2023

Marcus Dewayne Darden

STATE OF Tennessee

COUNTY OF Davidson

On this 28 day of September, 2023, before me personally appeared Marcus Dewayne Darden, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) who executed the foregoing instrument for the purposes therein contained

Witness my hand and official seal, this the 28 day of September, 2023

Notary Public
My commission expires 1/31/26

DANIEL SCARBOROUGH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Elizabeth Darden

STATE OF Tennessee

COUNTY OF Davidson

On this 28 day of September, 2023, before me personally appeared Elizabeth Darden, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) who executed the foregoing instrument for the purposes therein contained

Witness my hand and official seal, this the 28 day of September, 2023.

Notary Public
My commission expires 1/31/26

DANIEL SCARBOROUGH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY