WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $479,900.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON 10/20/2023. NOTARY PUBLIC MY COMMISSION EXPIRES 10/16/2024
Karen Johnson Davidson County Batch# 1064501 DEEDWARR 10/24/2023 02:11:30 PM 3 pgs Fees: $18.00 Taxes: $1,775.63 20231024-0083325	

TIARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2023-4258

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Tameka H. Marshall and Jeremiah Marshall	**First Horizon Bank**	137-13-0A-005.00
3420 Milbridge Drive	12195 Metro Parkway, Suite 2	
Antioch, TN 37013	Fort Myers, FL 33966	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Michael Elias, David Beshara, and Alemu Mindaga

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Tameka H. Marshall and Jeremiah Marshall, wife and husband

HEREINAFTER CALLED THE GRANTEE(S), 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. 5, on the Plan of Section One, Peninsula Point, a Planned Unit Development, as of record in Plat Book 9700, Page 98, 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 Terri White Broadnax, an umarried woman by Warranty Deed from Rebecca DeVane, a single person, dated April 9, 2010 and recorded April 13, 2010 in Instrument No. 20100413-0027756, Register's Office of Davidson County, Tennessee.

Terri White Broadnax having become deceased on or about May 4, 2017.

Affidavit of Heirship in Instrument No. 20220622-0071372, and Instrument No. 20220622-0071373,. Register's Office of Davidson County, Tennessee; stating that Shirley Davis is only heir, surviving parent of Terri White Broadnax.

Being the same property conveyed to Jill Schoene by Quitclaim Deed from Shirley Davis, dated October 31, 2021 and recorded June 22, 2022 in Instrument No. 20220622-0071374, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Michael Elias and Alemu Mindaga, and David Beshara by Warranty Deed from Jill Schoene, dated May 2, 2023 and recorded May 4, 2023 in Instrument No. 20230504-0033206, Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is improved property known as 3420 Milbridge Drive Antioch, TN 37013

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 that we 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 hand ~~on October~~ 20, 2023.

Michael Elias

David Beshara

Alemu Mindaga

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Michael Elias, David Beshara, and Alemu Mindaga, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this October 20, 2023.

Notary Public

My Commission Expires: 8/8/2027

File #: 2023-4258

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

KILEE THORNTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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 10/20/23.

Affiant Signature – Joshua A. Terry

10/23/23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 10/23/23.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27