Karen Johnson Davidson County
Batch# 1064987 DEEDWARR
10/26/2023 02:08:30 PM 3 pgs
Fees: $18.00 Taxes: $925.00
20231026-0083981

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF ~~TENNESSEE~~ Maryland
COUNTY OF Montgomery

Actual consideration or value, whichever is greater is $250,000.00.

Carol Jaquith McCue
Affiant

MARIAH RECHTENBACH COFFEY
Notary Public - State of Maryland
Montgomery County
My Commission Expires Jun 6, 2027

Subscribed and sworn before me this the 20th day of October, 2023.

Notary Public
My commission expires: June 6, 2027

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Paul Marsh 401 Raintree Pl. Hermitage, TN 37076	One Trust Home Loans 3535 Camino del Rio N Ste 305 San Diego, CA 92108	086-11-0A 067.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, CAROL JAQUITH MCCUE F/K/A CAROL A. JAQUITH, MARRIED, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to PAUL MARSH, a single man hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit 10-1, Building No. 10 in Raintree Village, a Planned Unit Development created under Chapter 27 Title 64 of the Tennessee Code Annotated and as established by a Master Deed of record in Book 4753, page 140, as amended in Book 4980, page 378, and in Instrument No. 20220316-0030899, Register's Office for Davidson County, Tennessee, and as shown on the Plat of Hermitage Woods, Phase II and II-A, of record in Book 4675, pages 36-38, in said Register's Office, to which reference is hereby made. Garage No. 10-1-G is a limited common element for the exclusive use of the occupant of said unit.

Being the same property conveyed to Carol A. Jaquith, by deed dated 04/12/1995, from Jean B. Harvey, single, of record in Book 9650, page 733, Register's Office for said County. The said Carol A. Jaquith having since married and is now known as Carol Jaquith McCue.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 401 Raintree Pl., 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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 this the 20th day of October, 2023.

Carol Jaquith McCue

STATE OF ~~TENNESSEE~~ Maryland
COUNTY OF Montgomery

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Carol Jaquith McCue f/k/a Carol A. Jaquith, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

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

My commission expires: June 6, 2027

Notary Public

MARIAH RECHTENBACH COFFEY
Notary Public - State of Maryland
Montgomery County
My Commission Expires Jun 6, 2027

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 October 20, 2023.

J. Carlton Drumwright

October 20, 2023
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on October 20, 2023.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY