Karen Johnson Davidson County
Batch# 1072787 DEEDWARR
11/17/2023 07:48:30 AM 3 pgs
Fees: $18.00 Taxes: $814.00
20231117-0089556

FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **220,000.00.** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **11/14/2023** Notary Public MY COMMISSION EXPIRES: 9/30/2024 (AFFIX SEAL)

J. KAYE CLARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

WARRANTY DEED

This Instrument Prepared by and Return To:

FOUR STAR TITLE LLC

2500 North Mount Juliet Road, Mt. Juliet, TN 37122
File #23-4748

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Souzan Maxcimos	Souzan Maxcimos	**149-04-0-268**
402 Gregg Court Nashville, TN 37217	1516 Copperstone Dr Brentwood TN 37027	

FOR AND 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, WE, **Ronnie Marsh and Valerie Marsh, husband and wife,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Souzan Maxcimos, a married woman,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 6B, on the Plan of Edge-O- Lake, Section 21, Zone Lot Division, Lots 1 thru 7, of record in Book 5200, Page 577, as amended in Book 6200, Page 156, and further amended by Surveyor's Instrument of Correction of record in Book 6237, Page 243, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ronnie Marsh and Valerie Marsh, husband and wife by Deed dated September 8, 2015 from Joseph P. Dellingner, married, recorded August 31, 2023,

in Instrument Number 20150831-0087920, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **402 Gregg Court, Nashville, TN 37217**
(House Number) (Street) (City, State) (Zip)

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), his/her/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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

IN WITNESS WHEREOF, this instrument has been executed on this the **14th** day of **November, 2023.**

Ronnie Marsh

Valerie Marsh

STATE OF **TENNESSEE**
COUNTY OF ~~DAVIDSON~~ Wilson

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Ronnie Marsh and Valerie Marsh,** with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **14th** day of **November, 2023.**

NOTARY PUBLIC

My Commission Expires: 1/28/26

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Certificate of Authenticity

I, Holly A. Mason, 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 November 14, 2023.

Affiant Signature

11/16/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 16 day of November, 2023.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026