Karen Johnson Davidson County
Batch# 1074528 DEEDWARR
11/22/2023 11:16:30 AM 4 pgs
Fees: $23.00 Taxes: $2,960.00
20231122-0091009

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)
The actual value or consideration, whichever is greater, for this transfer is $800,000.00.

Affiant

Sworn to and subscribed before me this 21st day of November, 2023.

Notary Public
My Commission Expires: 11-21-26

ELIZABETH J. BARNES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
PURYEAR, NEWMAN & MORTON, PLLC
130 Fourth Avenue South; P. O. Box 40, Franklin, Tennessee 37065
Telephone (615) 790-2444; Facsimile (615) 790-2951

WARRANTY DEED

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel, Ngbr
Mark One Development LLC		New Owner	
3506 Foxhall Road	3506 Foxhall Road	~~New Owner~~ 960 San Ramon Valley Blvd #293 Danville, CA 94526	117-05-0-117.00
Nashville, TN 37215	Nashville, TN 37215		

FOR AND IN CONSIDERATION of the sum of One and 0/100 ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, **James M. Hatchett and Joyce Boland Guthery** (Grantors) have bargained and sold and by these presents do hereby transfer and convey unto **Mark One Development LLC, a Tennessee limited liability company** (Grantee) its successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, being all of Lot Nos 40, 41, 42 and the Southerly 10 feet to Lot No. 39, Block B on the Plan of Revised Plan of the Life and Casualty Insurance Company's Subdivision of Woodmont Acres of record in Book 843, page 102, said register's Office.

Said Lots join and front together 90 feet on the Easterly side of Foxhall Road and extend back in an Easterly direction 151 feet to dead line in the rear.

Being the same property conveyed to Andrew T. Boland and wife Sadie Riggin Boland by Warranty Deed from Ernest W. Benz, Trustee for Meaky McClaran Benz of record in Book 1195, page 326, Register's Office for Davidson County, Tennessee, dated July 21, 1941 and recorded on July 21, 1941.

Andrew T. Boland died on or about August 23, 1959, leaving Sadie Riggin Boland as surviving tenant by the entirety.

Sadie Riggin Boland died on or about January 03, 1988, leaving a will dated August 31, 1976 and probated under Davidson County Probate Docket No. 90173 leaving her interest in the property equally to her sons, Robert W. Boland and Joseph P. Boland with a life estate to Robert W. Boland.

Joseph P. Boland died on or about April 1, 1989, leaving a will dated January 14, 1988. The original of said will was lost and a copy was submitted to probate and a Final Order was entered on September 19, 2023, admitting the will to probate as a muniment of title under Davidson County Probate Docket No. 23P-1563. Said will leaving his interest in the property to his daughter, Linda Hatchett.

Robert W. Boland died on or about June 23, 1994, leaving a will dated June 17, 1991 and probated under Davidson County Probate Docket No. 94P-1130 leaving his interest in the property equally to his daughter, Joyce Boland Guthrey and his niece, Linda Hatchett, with a life estate to Linda Hatchett.

Linda Hatchett died on or about March 21, 2022, leaving a will dated December 31, 1990, and probated under Davidson County Probate Docket No. 22P-839, leaving her interest in the property to her husband, James M. Hatchett.

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever.

And Grantors covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good and lawful right to sell and convey it, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

Taxes for the year 2023 and all subsequent years.
Plan of record in Book 843, Page 102, Register's Office for Davidson County, TN.
Right of Way of Foxhall Road and Wimbledon Road.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and defend the title to said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 20th day of November, 2023.

James M. Hatchett

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public, in and for said State and County, **James M. Hatchett,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 20th day of November, 2023.

NOTARY PUBLIC
My Commission Expires: _____

MARY JO WOJCIECHOWSKI NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 09-19-2027

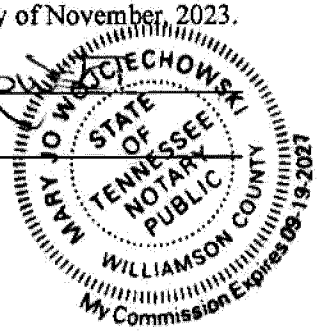
Joyce Guthery

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public, in and for said State and County, **Joyce Guthery,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 16th day of November, 2023.

NOTARY PUBLIC
My Commission Expires: _____



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 November 20, 2023.

J. Carlton Drumwright

November 20, 2023
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on November 20, 2023.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY