Karen Johnson Davidson County
Batch# 1082948 DEEDWARR
12/18/2023 09:15:30 AM 3 pgs
Fees: $18.00 Taxes: $1,879.60
20231218-0097173

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Williamson
KEM

The actual consideration or value, whichever is greater, for this transfer is $508,000.00

Dawn D Chase
Affiant

Subscribed and sworn to before me, this 15th day of December, 2023.

Laura Elizabeth Mathis
Notary Public
My commission expires:
3-28-26

LAURA ELIZABETH MATHIS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Patrick Dux	New Owner	**110030A06600CO**
2821 Lakeside Meadows Cit		
Mt Juliet, TN 37122		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Nathen W Marker and Tiffany Marker

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Patrick Dux, a married man

HEREINAFTER CALLED THE GRANTEES, 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. 66, Plan of Final Plat of Phase 3, Lakeside Meadows, a Cluster Lot Development, of record in Instrument No. 20150406-0029421, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Nathen W Marker and wife, Tiffany Marker, by Warranty Deed from Trent Craig and Brandi Craig, husband and wife, dated October 13, 2020, of record in Instrument No. 20201030-0126667, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 2821 Lakeside Meadows Cit, Mt Juliet, TN 37122.

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 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.

_____ Date: 12/11/23
Nathen W Marker

_____ Date: 12/11/23
Tiffany Marker

STATE OF California

COUNTY OF Fresno

Personally appeared before me, a Notary Public of said County and State, Nathen W Marker and Tiffany Marker, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11 day of December, 2023.

LYNDA M. WEBB
COMM. # 2390404
NOTARY PUBLIC - CALIFORNIA
FRESNO COUNTY
MY COMM. EXP. JAN. 17, 2026

Lynda M. Webb
NOTARY PUBLIC

My Commission Expires: 1/17/26

Certificate of Authenticity

I, Tonya Loftin, 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 **December 12, 2023**.

Date

Tonya Loftin
Affiant Signature

December 18, 2023
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 18th day of December, 20 23.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

My Commission Expires: _____
Date

Notary's Seal (if on paper)