Karen Johnson Davidson County
Batch# 1114497 DEEDWARR
03/25/2024 09:31:30 AM 3 pgs
Fees: $18.00 Taxes: $1,461.50
20240325-0020365

Name and Address of New Owner:
Michael A. Marks and Leigh Ann Marks
2600 Hillsboro Pike, Unit 145
Nashville, TN 37215

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 117-03-0H-145-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Patricia H. Carro, unmarried**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Michael A. Marks and Leigh Ann Marks, husband and wife,,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 145 | on the Horizontal Property Regime for Th e Enclave at Hillsboro Village, a Condominium Development, as recorded in the Master Deed of record in Instrument No. 20051005-0119789, amended in Instrument No. 200602 10-0016562 and Instrument No. 20060919-0116052, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description thereof, together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property Patricia H. Carro and Mark Carro, husband and wife, by Warranty deed from Justin Richards, unmarried, dated June 12, 2020 and filed of record in Instrument No. 20200615-0061118, in the Register's Office for Davidson County, Tennessee. Mark Carro died on December 4, 2024.

This conveyance is subject to the current year's property taxes which have been prorated, 2024 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 2600 Hillsboro Pike, Unit 145, Nashville, TN 37212

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

NotaryCam Doc ID: 4203da5e-b9de-4521-ba2e-63b8ed7fa239

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 22nd day of March, 2024.

Patricia H. Carro (SEAL)
Patricia H. Carro

STATE OF Ohio
COUNTY OF Summit

On this 22nd day of March, 2024, before me personally appeared Patricia H. Carro, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 22nd day of March, 2024.

Notary Signature
My commission expires: 3/24/2028

TRESSA SPEIGHT
Notary Public
State of Ohio
My Comm. Expires
March 24, 2028

Completed via Remote Online Notarization using 2 way Audio/Video technology.

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $395,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Cheryl Belander
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 22nd day of March, 2024.

Notary Signature
My commission expires: 11-21-26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

NotaryCam Doc ID: 4203da5e-b9de-4521-ba2e-63b8ed7fa239

202403250020365

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 March 22, 2024.

J. Carlton Drumwright

March 22, 2024
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on March 22, 2024.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY