WARRANTY DEED

Karen Johnson
Batch # 1115194
03/26/2024 11:51:29 AM
Fees: $13.00 Taxes: $1,428.76

Davidson County
DEEDWARR
2 pgs

20240326-0020949

Vanessa E. Allen Notary Public STATE OF TENNESSEE Rutherford County

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $386,150.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 22 DAY OF March 20 24

Notary Public

MY COMMISSION EXPIRES: 6/22/26

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary Pouk	US Bank	
(NAME)	(NAME)	
3705 Hamilton Church Rd	2800 Tamarack Rd	164-01-0A-014.00-CO
(ADDRESS)	(ADDRESS)	
Antioch TN 37013	Owensboro KY 42301	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, **Lori Ann Lloyd-Belton, unmarried**, HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mary Pouk, a single woman,** HEREINAFTER CALLED THE GRANTEE, 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. 44 on the Plan of Final Plat, Phase One, Marhaden Pointe, A Residential PUD Subdivision of record in Plat at Instrument No. 20060907-0110477, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Lori Ann Lloyd-Belton, unmarried by Warranty Deed from William J. Gilbert, Jr and wife, Ronda Gilbert, as joint tenants of record in Instrument No. 20171018-0106673 Register's Office for Davidson County, Tennessee, dated October 16, 2017 and recorded on October 18, 2017.

This conveyance is subject to all easements, restrictive covenants and conditions including those Recorded located at The Register of Deed's Office for Davidson County, Tennessee and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 3705 Hamilton Church Rd. Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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 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 is 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.

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

Lori Ann Lloyd-Belton

Lori Ann Lloyd-Belton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Lori Ann Lloyd-Belton**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 22nd day of March, 2024.

Jacqueline G Brown

Notary Public

My Commission Expires: 11/3/25

