This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Karen Johnson
Batch # 1137505
05/21/2024 09:48:27 AM
Fees: $13.00 Taxes: $2,878.60

Davidson County
DEEDWARR
2 pgs

20240521-0037696

DIANA K GALL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

Actual consideration or value, whichever is greater is $778,000.00.

Affiant

Subscribed and sworn before me this the 20 day of May, 2024.

Notary Public
My commission expires: 9-6-26

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Scott D. Marshall 928 Warren St. Nashville, TN 37208	Rocket Mortgage, LLC 1050 Woodward Ave Detroit, MI 48226-1906	081-16-0 703.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, AUSTIN D. WILLIAMS AND ERIN M. WILLIAMS, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to SCOTT D. MARSHALL, A SINGLE MAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 12 and Northerly one-half of Lot No. 11, Clement M. Holt's Plan of Lots in the City of Nashville, a plat which is of record in Book 21, Page 33, Register's Office for said County.

Said Lot No. 12 and the Northerly one-half of Lot No. 11 front together 69 feet on the Easterly side of Warren Street, formerly Holt Street, and extend back between parallel lines Easterly to an alley, the North line of said Lot No. 12 running 138 feet along-the Southerly line of Jackson Street to said alley.

Being the same property conveyed to Austin D. Williams and Erin M. Williams, husband and wife, by deed dated 10/04/2018, from Austin Donald Williams, aka Austin D. Williams, a married man, of record in Instrument No. 20181010-0100629, Register's Office for said County.

Also being the same property conveyed to Austin Donald Williams, by deed dated 12/17/2012, from Thaddeous D. Roper and Monica Roper, both unmarried, of record in Instrument No. 20121219-0116781, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 928 Warren St., Nashville, TN 37208.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 20th day of May, 2024.

Austin D. Williams

Erin M. Williams

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Austin D. Williams and Erin M. Williams, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 20th day of May, 2024.

My commission expires:

7/9/2024

Notary Public

JOHN C. ELROD
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY