Karen Johnson Davidson County
Batch# 1141109 DEEDWARR
05/31/2024 09:12:30 AM 3 pgs
Fees: $18.00 Taxes: $2,654.75
20240531-0040369

WARRANTY DEED

(SEAL)
KEMBERLY POWELL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $717,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF May, 2024.

Notary Public
MY COMMISSION EXPIRES: 4-23-25

File #24-PA-2413-A

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Ronald D. Markle and Susan Markle	~~New Owner~~ Bayer with Home Loans	
(NAME)	(NAME)	**083 04 2A 001.00**
2413 Pafford Dr. A	1795 International Way	
(ADDRESS)	(ADDRESS)	
Nashville TN 37206	Idaho Falls ID 83402	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

COURTNEY C. DIGNAM, A SINGLE PERSON,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

RONALD D. MARKLE AND SUSAN ANN MARKLE, HUSBAND AND WIFE,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of 2413 Pafford Drive Townhomes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 2413 Pafford Drive Townhomes, a Horizontal Property Regime, of record in Instrument Number 20160719-0074152, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "C" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Courtney C. Dignam, a Single Woman, by Warranty Deed from AM Investments Group, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20171106-0113760, in the Register's Office of Davidson County, Tennessee, dated November 02, 2017 and recorded on November 06, 2017.

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Rosebank Park, as recorded in Plat Book 1835, Page(s) 26.

*Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20160719-0074152.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **2413 A Pafford Drive, Nashville, TN 37206**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 30th day of May, 2024.

Courtney C. Dignam

Witness my/our hand(s) this the 30th day of May, 2024.

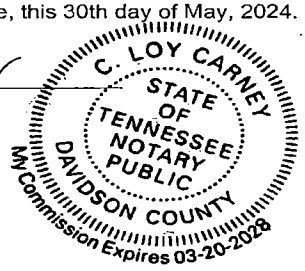
Courtney C. Dignam

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of May, 2024, before me personally appeared Courtney C. Dignam, 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 30th day of May, 2024.

Notary Signature
My commission expires:



Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 5-30-24 (date of document).

Affiant Signature

5-30-24
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 30th day of May, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY