THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **800 Crescent Centre Drive, Suite 140** **Franklin, TN 37067** **CRT File No. 240648120**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $355,000.00. Affiant Subscribed and sworn to before me, this 17th day of July, 2024. Notary Public My Commission Expires:

Karen Johnson Davidson County
Batch# 1159469 DEEDWARR
07/18/2024 09:10:30 AM 3 pgs
Fees: $18.00 Taxes: $1,313.50
20240718-0054071

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-20-2028

WARRANTY DEED

Address New Owner: Mark Allen Anderson 131 Dodge Drive Nashville TN 37210	Send Tax Bills To: Legacy Home Loans, LLC DBA Steadfast Mortgage 1036 Stearman Drive, Ste 6 White House, TN 37188	Tax Information: Tax Parcel ID No. 119 03 0 033.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Brittany Moyers DeMarco f/k/a Brittany Moyers, married,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mark Allen Anderson, an unmarried man,** ("Grantees"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of CRESCENT HEIGHTS of record in Plat Book 2331, Page 106, 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 Brittany Moyers, an unmarried woman, by Warranty Deed from Sunsetter Properties, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20201014-0119303, in the Register's Office of Davidson County, Tennessee, dated September 22, 2020 and recorded on October 14, 2020.

Michael Alex DeMarco joins in this conveyance for the purpose of conveying all right, title, and interest he may have in and to the above described property as spouse of Brittany Moyers DeMarco.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2024 and subsequent years, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CRESCENT HEIGHTS, as recorded in Plat Book 2331, Page(s) 106.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2495, Page 513.

This is improved property located at 131 Dodge Drive Nashville TN 37210

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of July, 2024.

Brittany Moyers DeMarco

Michael Alex DeMarco

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Brittany Moyers DeMarco and Michael Alex DeMarco, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of July, 2024.

Notary Public
My Commission Expires: _____



My Commission Expires
December 8, 2024

True Copy Certification

I, **Pam Autry,** 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 this the 17 day of July, 2024.

Affiant Signature

Date 7/17/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 17 day of July, 2024.

Notary's Signature
MY COMMISSION EXPIRES: _____

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028