WARRANTY DEED

Karen Johnson Davidson County
Batch# 1164393 DEEDWARR
07/30/2024 03:39:30 PM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20240730-0057763

File No. EM-24-6973

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of July, 2024

Notary Public

MY COMMISSION EXPIRES: 5-9-26

(AFFIX SEAL)

MELISSA SHAFFER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gilbert Nonlohy	United Wholesale Mortgage	
(NAME)	(NAME)	
2626 Avery Park Drive	100 S. Blvd East	173-09-0A-634.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Pontiac, MI 48341	
(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, I/we, **Mark C. Davis and Patricia E. Davis, Trustees of The Mark C. Davis and Patricia E. Davis Trust dated February 5, 2009**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Gilbert Nonlohy,** a single man , HEREINAFTER CALLED THE GRANTEE, 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. 677 on the Plan of Section One, Phase Eight, Lenox Village, of record as instrument No. 20060824-0104608 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 Mark Cameron and Patricia Eileen Davis, husband and wife by Warranty Deed from Andrew R. Blahnik and wife, Abby K. Blahnik of record in Instrument No. 20180608-0055258 Register's Office for Davidson County, Tennessee, dated June 06, 2018 and recorded on June 08, 2018.

Being the same property conveyed to Mark C. Davis and Patricia E. Davis, Trustees of The Mark C. Davis and Partricia E. Davis Trust dated February 5, 2009 by Quitclaim Deed from Mark Cameron and Patricia Eileen Davis, husband and wife of record in Instrument No. 20230104-0000560 Register's Office for Davidson County, Tennessee, dated January 03, 2023 and recorded on January 04, 2023.

This is property more commonly known as 2626 Avery Park Drive, Nashville, TN 37211.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 23rd day of July, 2024.

The Mark C. Davis and Patricia E. Davis
Trust dated February 5, 2009

By: _____
Mark C. Davis, Trustee

By: _____
Patricia E. Davis, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of July, 2024, before me personally appeared Mark C. Davis and Patricia E. Davis, Trustees of The Mark C. Davis and Patricia E. Davis Trust dated February 5, 2009, 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 23rd day of July, 2024.

_____
Notary Signature
My commission expires:

MARY KATHRYNE LAWSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/09/2026
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 7-23-24 .

Affiant Signature

7-23-24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 23 day of July, 2024.

Notary Signature

My Commission Expires: 5-9-26

