WARRANTY DEED

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

G-BMR-24-5604

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $655,500.00.

Ann Moore Markwalter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF JULY, 2024.

Notary Public

MY COMMISSION EXPIRES: 5-5-25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson
Batch # 1166777
08/05/2024 03:05:17 PM
Fees: $13.00 Taxes: $2,425.35

Davidson County
DEEDWARR
2 pgs

20240805-0059624

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Ann Moore Markwalter and Richard Eugene Markwalter, III	**Loan Pronto**	
(NAME)	(NAME)	**103-06-0-018-00**
5604 Kendall Drive	**800 Westmere Ave Suite 300**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	**Charlotte, NC 28208**	
(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, **MARK D. MICHEL, TRUSTEE OF THE MARK D. MICHEL REVOCABLE LIVING TRUST DATED JULY 28, 2017,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ANN MOORE MARKWALTER AND RICHARD EUGENE MARKWALTER, III, WIFE AND HUSBAND,** 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:

Being situated in Davidson County, Tennessee, and described to wit:

Land in Davidson County, Tennessee,being Lot 2, Brookside Courts Addition No. 2, as shown on plat of record in Plat Book 1835 Page 47, in the REgister's Office for Davidson County, Tennessee, to which plat reference is hereby made fore a more particular description of said property.

Being the same property conveyed to the Mark D. Michel, Trustee of the Mark D. Michel Revocable Living Trust dated July 28, 2017 from Mark Duval Michel, unmarried by Quitclaim Deed dated July 28, 2017 of record in Instrument No. 20170801-0078255 of Record in the Register of Deeds in Davidson County, Tennessee.

Being the same property conveyed to Mark Duval Michel, unmarried from Coleen M. Thomas, and spouse, Murphy M. Thomas by Warranty Deed dated September 21, 2015 of record in Insrument No. 20150925-0097445 of record in the Register of Deeds of Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2024 and subsequent years, a lien not yet due and payble.
- Deed of Easement, and the terms, conditions, and provisions thereof in favor of Robert B. VanSant and wife, Gael VanSant and Daniel M. VanSant dated May 18, 1979, recorded May 21, 1979 as Book 5438 Page 283, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, building setback lines, charges, assessments and liens, if any, and other matters as set forth in the Plan of Brookside Courts Addition No. 2 recorded in Book 1835. Page 47, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5604 Kendall Drive , Nashville, Tennessee 37209**.

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 31st DAY OF JULY, 2024.

Mark D. Michel Revocable Living Trust dated July 28, 2017

BY: _____
Mark D. Michel
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARK D. MICHEL, TRUSTEE of MARK D. MICHEL REVOCABLE LIVING TRUST DATED JULY 28, 2017, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 31st of July, 2024.

_____
Notary Public
My Commission Expires: 11-3-25
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212