THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch# 1178477 DEEDWARR
09/06/2024 01:42:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20240906-0068794

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Phillip Carter and Pam Carter 3132 Stafford Drive Nashville, TN 37214	NEW OWNER	085 07 0 061.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Robert D. Marlow, a married man, and Daniel Marlow, a married man** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Phillip Carter and Pam Carter, husband and wife,** ("Grantee") all of our/my right, title and interest in and to that certain real property known as 3132 Stafford Drive, Nashville, TN 37214 , together with all rights, privileges and appurtenances thereto and any improvements thereon as more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 202 on the plan of STANFORD COUNTRY CLUB ESTATES, SECTION FOUR, as shown by plat of record in Plat Book 2900, Page 83-84, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Robert D. Marlow and Daniel Marlow by Warranty Deed from Lesley Boyd, and unmarried woman dated 10/9/2020 and recorded 10/14/2020 in Instrument No. 20201014-0119301, Register's Office for Davidson County, Tennessee.

Leigh Truemper Marlow, spouse of the above named Robert D. Marlow, joins in this conveyance for the purpose of conveying any right, title and interest in and to said property which she may have, marital or otherwise.

Esther R. Marlow, spouse of the above named Daniel Marlow, joins in this conveyance for the purpose of conveying any right, title and interest in and to said property which she may have, marital or otherwise.

This conveyance is subject to all restrictions, easements and planning documents of record.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 3 day of September, 2024.

Robert D. Marlow

Robert D. Marlow

Daniel Marlow by Robert D. Marlow, his Attorney-In-Fact

Daniel Marlow by Robert D. Marlow,
his Attorney-In-Fact

Leigh Truemper Marlow

Leigh Truemper Marlow

Esther R. Marlow by Robert D. Marlow her Attorney-In-Fact

Esther R. Marlow by Robert D. Marlow,
her Attorney-In-Fact

STATE OF ARKANSAS
COUNTY OF Pulaski

On this 3 day of September, 2024, before me personally appeared **Robert D. Marlow** and **Leigh Truemper Marlow**, 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 3 day of September, 2024.

Notary Signature
My commission expires: 4-12-2034

NICOLE LOUDEN
PULASKI COUNTY
NOTARY PUBLIC – ARKANSAS
My Commission Expires 04/12/2034
Commission No. 12397891

STATE OF ARKANSAS
COUNTY OF Pulaski

On this 3 day of September, 2024, before me personally appeared **Robert D. Marlow**, to me known to be the person (or persons) described in and who, upon oath, acknowledged himself to be the Attorney-In-Fact for **Daniel Marlow** and **Esther R. Marlow**, and that he as such Attorney-In-Fact executed the foregoing instrument on behalf of and as a personal act and deed of the said **Daniel Marlow** and **Esther R. Marlow**, for the purposes therein contained, by signing the name of **Daniel Marlow** and **Esther R. Marlow**, by himself as Attorney-In-Fact. See Power of Attorneys of record in Instrument No. 202409060068792 and Instrument No. 202409060068793, said Register's Office.

Witness my hand, at office, this 3 day of September, 2024.

Notary Signature
My commission expires: 4-12-2034

NICOLE LOUDEN
PULASKI COUNTY
NOTARY PUBLIC – ARKANSAS
My Commission Expires 04/12/2034
Commission No. 12397891

AFFIDAVIT OF VALUE

STATE OF)
COUNTY OF)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $400,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 5th day of September, 2024.

Notary Public
My commission expires:

CINDY S. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8, 2028

AFFIDAVIT FOR RECORDING

I, Cindy S. Smith, 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 **September 5th, 2024** (date of document).

Cindy S. Smith, Affiant

09/05/2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me on this 5th day of September, 2024.

Notary

MY COMMISSION EXPIRES:

SARAH CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MARCH 21, 2026