Karen Johnson Davidson County
Batch# 1181222 DEEDWARR
09/13/2024 08:10:30 AM 3 pgs
Fees: $18.00 Taxes: $2,201.50
20240913-0070567

WARRANTY DEED

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

File No. AT-24-7508

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $595,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of September, 2024

Notary Public

MY COMMISSION EXPIRES: 3/8/28
(AFFIX SEAL)

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
David Allen Marbury and Thomas HB Marbury	2440 Mall Drive	
(NAME)	(NAME)	
115 Rural Avenue		103-06-0-041.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	North Charleston, SC	29406
(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, **Elizabeth Barge Primm, unmarried**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David Allen Marbury, married man and Thomas H B Marbury, married man, as joint tenants with right of survivorship**, 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. 22 on the Revised Plan of Richland Meadows, Section IV of record in Plat Book 2330, Page 95, 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 Elizabeth Barge Primm by Warranty Deed from Alice Sansom, unmarried of record in Instrument No. 20141016-0095674 Register's Office for Davidson County, Tennessee, dated April 14, 2014 and recorded on October 16, 2014.

This is property more commonly known as 115 Rural Avenue, Nashville, TN 37209.

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 12th day of September, 2024.

Elizabeth Barge Primm by AR
Elizabeth Barge Primm by Andrew Suzore, Attorney-In-Fact
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named Andrew Suzore, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she/he is Power of Attorney for Elizabeth Barge Primm, and that this instrument was executed on behalf of the said Elizabeth Barge Primm for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Instrument No. 20240912-0070466, in the Register's Office for Davidson County, Tennessee.

Witness my hand, at office, this 12th day of September, 2024.

Notary Signature
My commission expires:

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026

Tennessee Certification of Electronic Document

I, George Mudter, 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 9-12-24 (date of document).

Affiant Signature

9-12-24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 12th day of Sept., 2024.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

