Karen Johnson Davidson County
Batch# 1196990 DEEDWARR
10/23/2024 08:45:30 AM 4 pgs
Fees: $23.00 Taxes: $1,620.60
20241023-0082256

Name and Address of New Owner:
Allan E. Weatherly
7362 Rolling River Parkway
Nashville, TN 37221

Send Tax Bills To:
Lincoln Home Loans, LLC
40 Burton Hills Boulevard, Suite 200
Nashville, TN 37215

This Instrument Prepared By:
Mason Lillie, LLC
3401 Mallory Lane, STE. 100
Franklin, TN 37067

Map & Parcel No: 141 15 0A 002.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Margaret S. Marshall, married**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Allan E. Weatherly, an unmarried man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Being Lot No. 94, Section 1 on the Plan of Rolling River Estates of record in Book 4860, Page 27, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description..

Being the same property conveyed to Margaret S. Marshall, a single woman, their heirs and assigns by Deed dated November 21, 1997 from The Estate of Thomas W. Haines by Malorie H. Herbert, Executrix and Malorie H. Herbert, individually and husband, Thomas R. Herbert, recorded December 11, 1997, in Book 10716, Page 869, in the Official Records of Davidson County, Tennessee.

This property more commonly known as 7362 Rolling River Parkway, Nashville, TN 37221

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A § 26-2-301, et seq., or other similar statute.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 17th day of October, 2024.

Margaret S Marshall (SEAL)
Margaret S. Marshall

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17 day of October, 2024, before me personally appeared Margaret S. Marshall, 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 17 day of October, 2024.

Karla K. Lilley
Notary Signature
My commission expires: MY COMMISSION EXPIRES 10-05-2027 STATE OF TENNESSEE NOTARY PUBLIC

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under 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 $438,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Dorothy Beaty

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Notary Signature
My commission expires:

Karla K. Lilley
STATE OF TENNESSEE NOTARY PUBLIC
MY COMMISSION EXPIRES 10-05-2027

Tennessee Certification of Electronic Document

I, Karla Lutley, do hereby make oath that I am a licensed Attorney, and/or the Authorized 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 to law on Oct 17, 2024 (date of document).

Affiant Signature

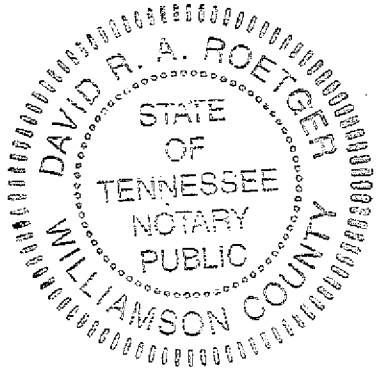
Oct 17, 2024

Date

State of TN

County of Williamson

Sworn to and subscribed before me this 17 day of Oct, 2024



Notary Public

COMMISSION EXPIRES: 6-21-25