Karen Johnson Davidson County
Batch# 1203027 DEEDWARR
11/08/2024 12:48:30 PM 3 pgs
Fees: $18.00 Taxes: $4,162.50
20241108-0087351

**Prepared By & Return To:**
Tennessee Title Service, LLC
547 N Mt Juliet Rd
Ste. 100
Mt. Juliet, TN 37122
MJ-24-4810

STATE OF ~~TENNESSEE~~ Texas
COUNTY OF ~~DAVIDSON~~ Harris

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,125,000.00

Natalie Marley 11/04/2024
Affiant Natalie Marley

Lori Anita Moore Bartley
ID NUMBER 133293348-8
COMMISSION EXPIRES August 25, 2025

SUBSCRIBED AND SWORN TO BEFORE ME THIS 4th day of November, 2024

Lori Anita Moore Bartley 11/04/2024
Notary Public Lori Anita Moore Bartley

Commission Expires: 08/25/2025

Electronically signed and notarized online using the Proof platform.

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| Todd Barron and Brittany Barron<br>6249 North New Hope Road<br>Hermitage, TN 37076 | New Owner | 08700004600 |

# WARRANTY DEED

FOR AND IN 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,

**Michael Marley and Natalie Marley, husband and wife**

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Brittany Barron and Todd Barron, wife and husband**

HEREINAFTER CALLED THE GRANTEES, 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 all of Lot No. 1, Final Plat, Judah Subdivision, according to survey and plat of same appearing of record in Instrument No. 20110322-0022136, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed by Warranty Deed from Paces Funding, LLC to Marlin Chapman, recorded July 2, 2021, as Instrument No. 20210702-0089917 in Davidson County, Tennessee Register of Deeds. Consideration for conveyance in the amount of $356,000.00.

BEING the same property conveyed by Warranty Deed from Michael Marley and Natalie Marley, husband and wife to Marlin Chapman, recorded February 28, 2023, as Instrument No. 20230228-0014216, in Davidson County, Tennessee Register of Deeds. Consideration for conveyance in the amount of $965,000.00.

Commonly Known As: 6249 North New Hope Road, Hermitage, TN 37076

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 6249 North New Hope Road, Hermitage, TN 37076

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 so 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.

Dated this the 4th day of November, 2024.

Michael Marley
Michael Marley

Natalie Marley 11/04/2024
Natalie Marley

STATE OF Texas

COUNTY OF Ellis

Before me, Abi Gutierrez, an Online Notary Public, in and for said County and State, personally appeared before me by audio-video communication, Michael Marley and Natalie ~~Marley~~ AG AG with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing Warranty Deed for the purposes herein set forth.

Witness my hand, at office, this 4th day of November, 2024.

Abi Gutierrez
Online Notary Public
My commission expires: 01/26/2025

Abi Gutierrez
ID NUMBER
13288822-2
COMMISSION EXPIRES
January 26, 2025

Electronically signed and notarized online using the Proof platform.

Lori Anita Moore Bartley
ID NUMBER
13329348-9
COMMISSION EXPIRES
August 25, 2025

State of Texas
County of Harris

This instrument was acknowledged before me by means of an interactive two-way audio and video communication on 11/04/2024 by Natalie Marley.

Lori Anita Moore Bartley 11/04/2024
Lori Anita Moore Bartley
Notary Public, State of Texas

# Certificate of Authenticity

I, Joshua A. Terry, 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 11/4/2024.

Affiant Signature – Joshua A. Terry

11/8/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 11/8/2024.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27