Karen Johnson Davidson County
Batch# 1206910 DEEDWARR
11/20/2024 09:55:30 AM 3 pgs
Fees: $18.00 Taxes: $6,660.00
20241120-0090174

WARRANTY DEED

ELIZABETH YERGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

File No. EY-24-8123

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,800,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of November, 2024

Notary Public

MY COMMISSION EXPIRES:

(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
Hemali K. Varn and William L. Varn, IV	New owners	
(NAME)	(NAME)	
910 Acklen Avenue		105-09-0-381.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(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, **Marshall Development, LLC, a Tennessee limited liability company**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Hemali K. Varn and William L. Varn, IV, wife and husband**, 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, State of Tennessee, being the easterly part of Lot No. 31 and the westerly 5 feet of Lot No. 30 on the Map of Waverly Land Company's Subdivision, called "Waverly Place" of record in Book 57, Page 95, of the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description of the property.

Said parts of said lots adjoin and front together 55 feet on the northerly side of Acklen Avenue, formerly Prospect Avenue, and runs back between lines 225 feet to an alley in the rear on which it measures 41-1/4 feet.

Being the same property conveyed to Marshall Development, LLC, a Tennessee limited liability company, by Warranty Deed from The Estate of Mattie C. Lee, of record in Instrument No. 20221227-0132634, Register's Office for Davidson County, Tennessee, dated December 21, 2022 and recorded on December 27, 2022.

This is property more commonly known as 910 Acklen Avenue, Nashville, TN 37203.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 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 14th day of November, 2024.

Marshall Development, LLC, a Tennessee
Limited Liability Company

By: R. Marshall, Authorized Agent
Richard Marshall, Authorized Agent

STATE OF Maryland
COUNTY OF Talbot

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared **Richard Marshall**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged (himself/herself) to be the Authorized Agent of Marshall Development, LLC, the within named bargainor, a Tennessee limited liability company, and that (he/she) as such Authorized Agent, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by (himself/herself) as Authorized Agent.

Witness my/our hand this 14th day of November, 2024.

Notary Public
Notary Signature Bianca Thomas
My commission expires: 10/26/2028

BIANCA THOMAS
Notary Public - State of Maryland
Caroline County
My Commission Expires Oct 26, 2028

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Elizabeth Yerger, 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 **November 14, 2024**.

Affiant Signature

November 18, 2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this

18th day of **November**, 20**24**.

Notary's Signature

My Commission Expires: 10/10/26

Notary's Seal (if on paper)

LESLIE HAYES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires