Karen Johnson Davidson County
Batch# 1224094 DEEDWARR
01/07/2025 09:55:30 AM 3 pgs
Fees: $18.00 Taxes: $2,775.00
20250107-0001243

WARRANTY DEED

SARAH HAZLEWOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 9-7-2026

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $750,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 19th day of December, 2024 .

Notary Public

My Commission Expires: 9-7-26

THIS INSTRUMENT WAS PREPARED BY:
Title Escrow of Robertson County, Inc. 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBERS:
Brandon Keith Thornberry	New Owner(s)	061-12-0-136.00
718 McFerrin Avenue		
Nashville, TN 37206		

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, David D. Marler and Lori E. Marler, husband and wife, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Brandon Keith Thornberry, a married man 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:

Being Lot No. 9 of Block "I" on the plan of Jackson Park, Section 3. not of record, described according to a survey made by James A. Hamilton, Jr., Surveyor, December 6, 1948, as follows:

Beginning on the easterly margin of Eastdale Drive, at the corner of Lots Nos. 9 and 10; thence with the line between said two lots, eastwardly 460 feet, more or less, to the corner of Lots Nos. 7. 8, 9 and 10; thence with the line between said Lots Nos. 8 and 9, southeastwardly 175 feet, more or less; thence, southwardly 25 feet to the southerly margin of said subdivision; thence with same, westwardly 560 feet, more or less, to the easterly margin of Eastdale Drive; thence with said Drive, northwardly 125 feet to the beginning.

Being the same property conveyed to David D. Marler and Lori E. Marler, husband and wife by deed from Mary W. Outlaw, an unmarried woman, dated 08/30/2002 and recorded on 09/06/2002 as Instrument Number 20020906-0108257 in the Official Records of the Davidson County Register of Deeds.

This conveyance is subject to the following:

Real estate taxes or special assessments for the year(s) 2025, that are not yet due or payable.

Subject to Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Book 4952, Page 281, said Register's Office.

This is unimproved X improved property, known as 4308 Earlene Drive, Nashville, TN 37216

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 hand this 19th day of December, 2024.

David D. Marler

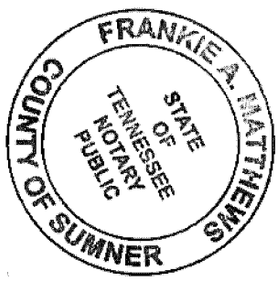
Lori E. Marler

STATE OF TENNESSEE
COUNTY OF ROBERTSON

On this 19th day of December, 2024, before me personally appeared David D. Marler and Lori E. Marler, 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 19th day of December, 2024.

Notary Signature
My commission expires: 1-26-28



Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 Dec. 19. 2024.

Affiant Signature

7th day of January, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 7th day of January, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESHONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028