WARRANTY DEED

CINDY PERSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Rutherford
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $282,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF MARCH, 2025.

Notary Public

MY COMMISSION EXPIRES: 4.19.2027

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1246374 DEEDWARR
03/14/2025 02:10:30 PM 3 pgs
Fees: $18.00 Taxes: $1,043.40
20250314-0019052

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
1524 Williams Dr. Suite 202,
Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
McFadden & Co. LLC, a Tennessee limited liability company	New Owner	050-10-0-034.00
(NAME) PO Box 101171	(NAME)	
(ADDRESS) Nashville, TN 37224-1171	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/**we Kimberly Marshall, Executor of the Estate of Gloria Marshall**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **McFadden & Co. LLC, a Tennessee limited liability company, a Tennessee limited liability company**, hereinafter called the GRANTEE(S), his/her/their 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. 746 on the plan of Section Four, Parkwood Estates, of record in Book 3300, pages 79 and 80, Register's Office for said County, reference to which is hereby made for a more complete description.'

Being the same property conveyed to Wallace Marshall and wife, Gloria Y. Marshall by Warranty Deed from George E. Butler and William B. Butler, dated 08/18/1980, of record in Book 5638, Page 624, Register's Office for Davidson County, Tennessee.

The said Wallace Marshall died on 05/08/2022, leaving the said Gloria Y. Marshall the sole surviving tenant by the entirety.

The said Gloria Y. Marshall died intestate on 08/20/2022, leaving the said Kimberly Marshall as Executor of the Estate as evidenced in File No. 24P1287, Probate Court Clerk's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 3233 Healy Drive, Nashville, TN 37207

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 11th day of March, 2025.

Estate of Gloria Marshall

By: Kimberly Louise Marshall
Kimberly Marshall, Executor

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 Kimberly Marshall, the Executor for the estate of Gloria Marshall, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he/she executed the forgoing instrument for the purposes therein contained.

Witness my hand and Official seal this 11th day of March, 2025.

Notary Public:
My Commission Expires: 2/1/28

RETURN TO:
Stewart Title Company
1524 Williams Dr. Suite 202
Murfreesboro, TN 37129

ASHLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

202503140019052

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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 3-11-2025.

Affiant Signature

3-12-2025
Date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 12 day of March, 2025.

CINDY PERSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public

My Commission Expires: 4-19-2027

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