WARRANTY DEED

Karen Johnson
Batch # 1255772
04/02/2025 12 48 32 PM
Fees $13 00 Taxes $1,461 50
20250402-0025105

Davidson County
DEEDWARR
2 pgs

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
CITY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $395,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF APRIL, 2025

Notary Public

MY COMMISSION EXPIRES February 21, 2027

(AFFIX SEAL)

DM-BR-25-6108

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO.	MAP / PARCEL NUMBER (S)
Austin Marshall	**First Choice Lending Services, LLC**	
(NAME)	(NAME)	**091-02-0-165.00**
6108 Morrow Road	**3511 Gallatin Pike, Ste. 310**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	**Nashville, TN 37216**	
(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 consideration, the receipt of which is hereby acknowledged, **TERRY A. BLACK AND WIFE, DOROTHY P. BLACK,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **AUSTIN MARSHALL, A SINGLE MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the westerly 16 feet of Lot No. 7 and easterly 14 feet of Lot No. 9 of Block 4 on the Map of Cherokee Park Subdivision, as of record in Book 161, Page 75, Register's Office for said County, being Lot No. 2 on an unrecorded survey of Lot Nos. 7, 9, 11, and 13 of Block 4 in said Cherokee Park Subdivision.

According to a survey made by Z J. Wilkinson, Surveyor, Map 16, 1946, said Lot No. 2 fronts 30 feet on the Northerly side of Morrow Road and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Terry A. Black and wife, Dorothy P. Black by Warranty Deed from Jack W. Azbill and wife, Carolyn S Azbill of record in Book 6234, page 471, Register's Office for Davidson County, Tennessee, dated February 10, 1984 and recorded on February 21, 1984

This conveyance is subject to·
- Taxes for the year 2025, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 161, Page 75, Register's Office for Davidson County, Tennessee
- No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, or highways.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6108 Morrow Road, Nashville, Tennessee 37209**

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), their heirs and 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), 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(s) this the 1 DAY OF APRIL, 2025

Terry A Black

Terry A Black

Dorothy P Black

Dorothy P Black

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TERRY A BLACK, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 1st of April, 2025

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

Notary Public
My Commission Expires
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DOROTHY P BLACK, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 1st of April, 2025

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

Notary Public
My Commission Expires
(SEAL)

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212