Karen Johnson Davidson County
Batch# 1263496 DEEDWARR
04/23/2025 02:34:30 PM 3 pgs
Fees: $18.00 Taxes: $2,442.00
20250423-0031285

Name and Address of New Owner:
Kristen L. Markovich and Timothy J. Markovich
701 Goswell Drive
Nolensville, TN 37135

Send Tax Bills To:
New Owner

Please Return to:
Magnolia Title & Escrow
150 N Royal Oaks Blvd
Franklin, TN 37067

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 188-10-0A-362-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Kenneth D. Green, a single man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Timothy J Markovich and Kristen L Markovich, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 362 on the Plan of Phase 7, Section IC, Carothers Crossing, Urban Design Overlay of record in Instrument Number 20210120-0008752, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kenneth D. Green, a single man. by Warranty Deed dated December 22, 2021 from Regent Homes, LLC, a Tennessee Limited Liability Company, recorded December 28, 2021 in Instrument No. 20211228-0170627 in the Register's Office.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 22nd day of April, 2025.

_____(SEAL)
Kenneth D. Green

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of April, 2025, before me personally appeared Kenneth D. Green, 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 22nd day of April, 2025.

_____
Notary Signature
My commission expires:

JOHN ALFRED BELL JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 6-9-2026

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $660,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this 22nd day of April, 2025.

_____
Notary Public
My commission expires: _____
File No. 2025-7766-RS

MARY KATHRYNE LAWSON
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires on 05/09/2026
DAVIDSON COUNTY

Certificate of Authenticity

I, Mary Kathryne Lawson, 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 **April 22, 2025**.

Date

Affiant Signature

April 22, 2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **22nd** day of **April**, 20**25**.

Notary's Signature

ADELANDA E. DILWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES DEC 19, 2028

My Commission Expires: _____
Date

Notary's Seal (if on paper)