Karen Johnson Davidson County
Batch# 1324376 DEEDWARR
09/19/2025 12:37:30 PM 3 pgs
Fees: $18.00 Taxes: $2,682.50
20250919-0075116

WARRANTY DEED

2025-08-3303

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $725,000.00.

Michelle W Kendig
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 19TH day of September, 2025.

Patricia L Hurtt
(Affix Seal) Notary Public

My Commission Expires: 2/18/29

PATRICIA L. HURTT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD My Commission Expires 02/18/2029

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Matthew Rankin 1511 Preston Drive Nashville, TN 37206	NEW OWNER	Map/Parcel 072-16-3C-002.00-CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Richard Gerald Marshall and Rachel Inez Marshall, husband and wife,** hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Matthew Rankin, a single man,** hereinafter called the GRANTEE, his heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

Land situated in Davidson County, Tennessee, being Unit No. 1509B, as established in Declaration of Covenants, Conditions and Restrictions for Homes at 1509 Preston Drive, a Horizontal Property Regime with Private Elements of record at Instrument No. 20160920-0099125, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Richard Gerald Marshall and Rachel Inez Marshall by Warranty Deed from Anthony J. Thornton and Spouse, Jeffrey Allen Simons of record in Instrument No. 20180801-0075405 Register's Office for Davidson County, Tennessee, dated July 30, 2018 and recorded on August 01, 2018.

This conveyance is subject to the following: Davidson County property taxes for the year 2025 and subsequent years are a lien, but are not yet due or payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 1511 Preston Drive, Nashville, TN 37206.

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, his heirs and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that they lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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.

Effective the 19TH day September, 2025.

Richard Gerald Marshall

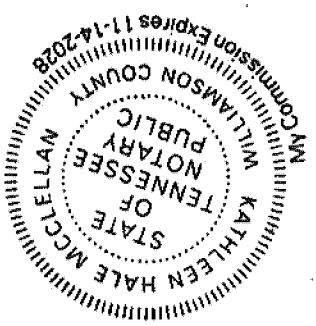
Rachel Inez Marshall

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 19th day of September, 2025, before me personally appeared Richard Gerald Marshall and Rachel Inez Marshall, 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 September, 2025.

Notary Signature
My commission expires:



Tennessee Certification of Electronic Document

I, Michelle W. Kendig, 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 9.19.25 (date of document).

Michelle W Kendig
Affiant Signature

9.19.25
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 19 day of September, 2025.

Patricia L Hurtt
Notary's Signature

My Commission Expires: 2/18/29

Notary's Seal

