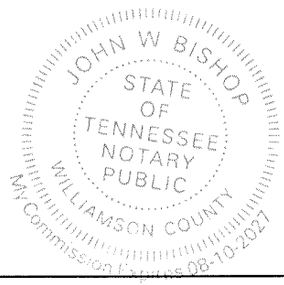
WARRANTY DEED



STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30th DAY OF SEPTEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robyn Chaffee	BANK OF TENNESSEE	
(NAME)	(NAME)	043020A10800CO
800 16TH AVE N., APT 309	P.O. BOX 4980	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37203	JOHNSON CITY, TN 37062	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Antonio Christopher Marks, unmarried** , HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robyn Chaffee, an unmarried woman** , HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Unit 108, Building A, Phase One of Cedarwood Courtyard Homes, as shown on the plat of record in Plat Book 5200, Pages 60-61, and Clarification of Plat in Book 5497, Page 800, Register's Office for Davidson County, Tennessee, together with the improvements thereon.

Being the same property conveyed to Antonio Christopher Marks, by virtue of that certain Quit Claim Deed dated January 2, 2020, and being of record at Instrument No. 20200226-0021387, in the amount of $.00 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Antonio Christopher Marks by virtue of Warranty Deed dated September 4, 2004 at Instrument No. 20040928-0116511, in the amount of $70,000.00 in the said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 108 Cedarwood Ln Madison, TN 37115
(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 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.

Karen Johnson Davidson County
Batch# 1330296 DEEDWARR
10/03/2025 02:38:30 PM 3 pgs
Fees: $18.00 Taxes: $853.96
20251003-0079167

Witness my hand this 30th day of September, 2025.

Antonio Christopher Marks

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Antonio Christopher Marks**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 30th day of September, 2025.

Notary Public
My Commission Expires: 7-3-28

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028

True Copy Certification

I, **Tammy Carney,** 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 this the 30 day of September, 2025.

Affiant Signature
Date 9.30.25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 30 day of September, 2025.

Notary's Signature
MY COMMISSION EXPIRES: _____

