Karen Johnson Davidson County
Batch# 236610 DEEDWARR
05/30/2019 11:28:30 AM 3 pgs
Fees: $18.00 Taxes: $843.60
20190530-0051290

This Instrument Prepared By:
Tennessee Title Services, LLC
7000 Executive Center Drive
Suite 290
Brentwood, TN 37027

Return To:
Tennessee Title Services, LLC
7000 Executive Center Drive
Suite 290
Brentwood, TN 37027

The actual consideration or value, whichever is greater, for this transfer is $228,000.00

TAYLOR GRILLS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 1/19/2022
COUNTY OF WILLIAMSON

Affiant

Subscribed and sworn to before me on May 28, 2019.

Notary Public
My Commission Expires: 1/19/22

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Pattie Irvin Martin and Donna Irvin Garrett, devisees of Violet N. Irvin**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Donald Wilson Martin**, hereinafter called the Grantee, his successors and assigns, a certain tract of land in **Davidson** County, Tennessee, described as follows:

Being Lot No. 1 on the Map of Blackman Acres, as of record in Book 2083, Page 92, Register's Office for said County.

Being the same property conveyed to Donald Irvin and wife, Violet N. Irvin by Warranty Deed from A.R. Greene and wife, Annie Lois Greene dated November 6, 1954 and recorded November 9, 1954 in Book 2304, Page 560, in the Register's Office of Davidson County, Tennessee. Said Violet N. Irvin having died testate on August 17, 2011. Pursuant to the Last Will and Testament, the property conveyed to Pattie Irvin Martin and Donna Irvin Martin f/k/a Donna Irvin Garrett in Case No. 11P1573 in the Davidson County Probate Court, Tennessee.

Being also known as 4812 Trousdale Drive, Nashville, TN 37220.

Subject to: (1) city and county taxes and (2) the land or parent parcel may have been classified as Greenbelt for tax assessment, levy and collection purposes, and may be subject to substantial roll-back taxes defined in Tennessee Code Annotated, Section 67-5-1001 et seq, and Grantor warrants to pay for said roll-back taxes.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, his heirs, successors, and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs, successors, and representatives, to warrant and forever defend the title to said land to said Grantee, his heirs, successors, and assigns, against the lawful claims of all persons whomsoever.
WITNESS my hand this May 28, 2019.

Pattie Irvin Martin
Pattie Irvin Martin

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Pattie Irvin Martin whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28 day of May, 2019.

TAYLOR GRILLS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 1/19/2022
COUNTY OF WILLIAMSON

Notary Public
My Commission Expires: 1/19/22

Donna Irvin Garrett
Donna Irvin Garrett

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Donna Irvin Garrett whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28 day of May, 2019.

TAYLOR GRILLS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 1/19/2022
COUNTY OF WILLIAMSON

Notary Public
My Commission Expires: 1/19/22

True Copy Certification

I, Marjorie Kaup Haines, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, Chris Mule, a notary public for this county and state, Marjorie Kaup Haines who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CHRIS MULE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/13/2020
Notary' Seal (if on paper)