Karen Johnson Davidson County
Batch# 241145 DEEDWARRSP
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Fees: $42.00 Taxes: $0.00
20190610-0055609

Prepared By:
NEAL & HARWELL, PLC
1201 Demonbreun Street, Suite 1000
Nashville, TN 37203
(615) 244-1713

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Christopher L. Martin and Jama L. Martin, Trustees 717 Farrell Road Nashville, TN 37220	Christopher L. Martin and Jama L. Martin, Trustees 717 Farrell Road Nashville, TN 37220	146-6-38

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, Christopher L. Martin and wife Jama L. Martin, owning the below mentioned real property as tenants by the entirety, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey that certain real property located in Davidson County, Tennessee, as more particularly described on Exhibit A attached hereto to Christopher L. Martin and Jama L. Martin, Trustees of the Martin Trust dated 13 May, 2019, said Trustees hereinafter collectively called the GRANTEES.

TO HAVE and to HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns forever.

GRANTORS covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, that they have good right to convey it and the same is unencumbered except for general or special taxes and assessments required to be paid in the year 2019 and subsequent years, and subject to all other matters of record.

GRANTORS further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to the said land to the GRANTEES, their successors and assigns, against the lawful claims of all persons claiming by, through or under the GRANTORS, but not otherwise.

GRANTORS and GRANTEES acknowledge and agree that Tenn. Code Ann. § 35-15-510 shall apply to the real property conveyed by this Special Warranty Deed and all proceeds related to such real property.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

(Signatures on Following Page)

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES HEREIN AND NO EXAMINATION OF THE PUBLIC RECORDS IN THE OFFICE OF THE REGISTER OF DEEDS HAS BEEN MADE BY THE PREPARER OF THIS INSTRUMENT TO DETERMINE OWNERSHIP OR STATUS OF TITLE.

Witness the execution of this Deed by the undersigned as of this 13 day of May, 2019.

GRANTORS:

Christopher L. Martin

Jama L. Martin

GRANTEES:

Christopher L. Martin, Trustee of the Martin Trust dated 13 May, 2019,

Jama L. Martin, Trustee of the Martin Trust dated 13 May, 2019,

STATE OF UT)
COUNTY OF Davis)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Christopher L. Martin and Jama L. Martin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Utah, Davis, this 13 day of May, 2019.

Notary Public

My Commission Expires: June 1, 2019

NATHAN VAN WIE
Notary Public
State of Utah
Comm. No. 683249
My Comm. Expires Jun 1, 2019

STATE OF Utah)
COUNTY OF Davis)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared, Christopher L. Martin and Jama L. Martin, Trustees of the Martin Trust dated 13 May, 2019, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained by signing their names as Trustees on behalf of the Trust.

WITNESS my hand and seal, at office in Utah, Davis, this 13 day of May, 2019.

Notary Public

My Commission Expires: June 1, 2019

NATHAN VAN WIE
Notary Public
State of Utah
Comm. No. 683249
My Comm. Expires Jun 1, 2019

STATE OF Utah)
COUNTY OF Davis)

The actual consideration or value whichever is greater, for this transfer is $0.00. The trust named herein is a revocable trust. No transfer tax is payable pursuant to Tenn. Code Ann. Sec. 67-4-409(a)(3)(F).

Affiant

Sworn to and subscribed before me this 13 day of May, 2019.

Notary Public

My Commission Expires: June 1, 2019

NATHAN VAN WIE
Notary Public
State of Utah
Comm. No. 683249
My Comm. Expires Jun 1, 2019

EXHIBIT A

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Ragland Estates of record in Book 2663, Page 104, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property transferred to Christopher L. Martin and wife Jama L. Martin by Warranty Deed dated September 2, 2005, and of record as Instrument No. 20050913-0110224, Register's Office for Davidson County, Tennessee.

I, Tracy Rockers, 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.

Tracy Rockers

State of Kansas

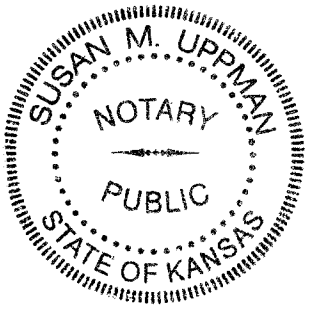
County of Johnson

Personally appeared before me, Susan M. Uppman, a notary public for this county and state, Tracy Rockers who acknowledges that this certification of an electronic document is true and correct, and whose signature I have witnessed.

Susan M Uppman

Susan M. Uppman

Notary's Signature



MY COMMISSION EXPIRES: 08/15/2021

Notary's Seal (If on paper)

I, Tracy Rockers, 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.

Tracy Rockers

State of Kansas

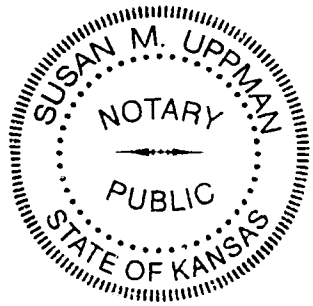
County of Johnson

Personally appeared before me, Susan M. Uppman, a notary public for this county and state, Tracy Rockers who acknowledges that this certification of an electronic document is true and correct, and whose signature I have witnessed.

Susan M Uppman

Susan M. Uppman

Notary's Signature



MY COMMISSION EXPIRES: 08/15/2021

Notary's Seal (If on paper)