WARRANTY DEED

Karen Johnson Davidson County
Batch# 252231 DEEDWARR
07/03/2019 10:10:17 AM 2 pgs
Fees: $13.00 Taxes: $982.35

20190703-0065075

G-VRES-19-2210

WILLIAM E GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF JULY, 2019.

Notary Public

MY COMMISSION EXPIRES: 03/01/2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Gertie Q, LLC	**New Owner**	
(NAME)	(NAME)	**118-4-119.00**
530 Wilshire Blvd., Suite 308	**530 Wilshire Blvd,, Suite 308**	
(ADDRESS)	(ADDRESS)	
Santa Monica, CA 90401	**Santa Monica, CA 90401**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **KATHRYN MARTIN, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GERTIE Q, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY ,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 51, Hurdwood Heights, Section Two, of record in Plat Book 2330, Page 38, Register's Office for said County.

Said Lot No. 51 fronts 60 feet on the easterly side of Rosehaven Drive and runs back 166.8 feet on the northerly line and 167.2 feet on the southerly line to a dead line measuring 60 feet thereon.

Being the same property conveyed to Kathryn Martin, unmarried, by Warranty Deed from Donna M. Shadrake, an unmarried person, recorded October 20, 2004 in Instrument No. 20041020-0126365, Register's Office for Davidson County, Tennessee.

Kathryn Martin having since married. The above described property has never been the principal marital residence for the Grantor.

This conveyance is subject to:

- Subject to all matters shown on the Plan of record in Plat Book 2330, Page 38, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenants, conditions or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

- County Taxes for the year 2019 and subsequent years, a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2210 Rosehaven Drive, Nashville, Tennessee 37211**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Witness my/our hand(s) this the 1st DAY OF JULY, 2019.

Kathryn Martin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 1st of July, 2019.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212