Karen Johnson Davidson County
Batch# 284773 DEEDWARR
09/12/2019 12:12:30 PM 3 pgs
Fees: $18.00 Taxes: $651.20
20190912-0092501

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 310
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $ 176,000.00

Affiant Signature

Subscribed and sworn to before me on this the 9th day of September, 2019.

Notary Public

My Commission expires _____/_____/_____

CHRISTY MICHELLE JONES
STATE OF TENNESSEE
NOTARY PUBLIC
DICKSON COUNTY
MY COMMISSION EXPIRES 2-27-2021

NAME AND ADDRESS OF PROPERTY OWNER:
Jyuana L Martin
1515 Bridgecrest Dr unite 135
Antioch, TN 37013
SEND TAX BILLS TO:
Jyuana L Martin
1515 Bridgecrest Dr unite 135
Antioch, TN 37013

MAP AND PARCEL NUMBER: Tax ID #: 149150B06400C0

WARRANTY DEED

19NT00670

Effective the 9th day of September, 2019 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Karlston L. Martin and wife, Ebony Martin

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Jyuana L Martin, unmarried woman

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 135, Final Plat Cambridge Forest Townhomes, as shown on plat of record in Instrument No. 200402240020966, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Karlston L. Martin and wife, Ebony Martin, by Quit Claim Deed from Ebony Jones and Karlston L. Martin, dated 01/27/2009 and recorded 03/10/2009 as Document No. 20090310-0021763, Register's Office for Davidson County, TN.

This is an improved property commonly known as 1515 Bridgecrest Dr, Unit 135, Antioch, TN 37013.

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs

and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this 9th day of September, 2019.

Karlston L. Martin

Ebony Martin

State of Georgia
County of Cobb

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Karlston L. Martin and Ebony Martin ,** the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this 9th day of September, 2019..

Notary Public

My commission expires: 12-16-2021

S R REESE
My Commission Expires
NOTARY PUBLIC
12-16-2021
COBB COUNTY, GEORGIA

201909120092501

Certificate of Authenticity

I, Katrina Hoff, do hereby make oath that I am a license attorney and/or 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me Christy Michelle Jones, a notary public for this county and state, Katrina Hoff who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Christy Michelle Jones

Notary's Signature

My Commission Expires:_____

Notary's Seal (If on paper)

CHRISTY MICHELLE JONES
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES 2-27-2021

WD 610