22291
THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

Karen Johnson Davidson County
Batch# 446453 DEEDWARR
07/29/2020 02:37:12 PM 2 pgs
Fees: $13.00 Taxes: $1,128.50
20200729-0083634

WARRANTY DEED

Address New Owner(s):
Meghan C. Walker
3109 Knobview Drive
Nashville, TN 37214

Send Tax Bills to:
New Owner

Map/Parcel: 085 05 0 006.00

FOR AND IN 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, I/we, **Annie Maude West Martin, unmarried, and Norman Godsoe Martin, a married man**, hereinafter called the Grantor(s), has bargained and sold, and by these presents do transfer and convey all our interest unto **Meghan C. Walker, a single woman,** hereinafter called the Grantee(s), his heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 116 on the Plan of Lincoya Hills, Knob Section of record in Plat Book 2331, page 6 in the Register's Office for Davidson County, Tennessee.

Said Lot No. 116 fronts 105 feet on the west side of Knobview Drive and runs back between lines, 232 feet on the north line and 160 feet on the southerly line to a dead line in the rear, which is a broken line, on which it measures 132.1 feet.

BEING the same property conveyed to Robert Godsoe Martin and wife, Annie W. Martin by Warranty Deed from George C. Haynes, Jr. and wife, Frances S. Haynes, dated January 22, 1957 and recorded on July 17, 1957, in Book 2635, page 523, said Register's Office.

BEING the same property conveyed to J. Blake Freeman, Trustee by Quitclaim Deed from Annie W. Martin, a widow, of record in Instrument No. 20081118-0113811, Register's Office for Davidson County, Tennessee, dated November 13, 2008 and recorded November 18, 2008, and within the same deed the said J. Blake Freeman, Trustee conveyed his interest in subject property to Annie Maude West Martin and Norman Godsoe Martin, as joint tenants with right of survivorship.

The same property was never a marital residence for Norman Godsoe Martin.

This conveyance is subject to: 2020 taxes, prorated and assumed; Restrictions in Book 2333, page 87; all matters as shown on the recorded plat, and all restrictions, easements and zoning regulations which may be applicable.

This is improved property known as: 3109 Knobview Drive, Nashville, TN 37214

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 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: R-AVE-20-3109

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) as on the date shown on the Notary forms.

Annie Maude West Martin Norman Godsoe Martin

STATE OF TENNESSEE DAVIDSON COUNTY ss:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Annie Maude West Martin and Norman Godsoe Martin,** the within named bargainor, whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, ~~this~~ 27th day of July, 2020.

My Commission Expires: 3/8/22

Notary Public

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-8-2022

STATE OF TENNESSEE DAVIDSON COUNTY ss:

The actual consideration or value, whichever is greater, for this transfer is $ 305,000.00

Affiant

Subscribed and sworn to before me this 27th day of July, 2020.

My Commission Expires: 3/8/22

Notary Public

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-8-2022