Karen Johnson Davidson County
Batch# 465602 DEEDWARR
08/27/2020 02:50:30 PM 3 pgs
Fees: $18.00 Taxes: $695.60
20200827-0097492

Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Parkway W Suite 100
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $188,000.00.

Affiant

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Subscribed and sworn to before me, this 19th day of August, 2020.

Notary Public
My commission expires: 3/13/2022

04-2007-57668

Address of New Owner:	Send Tax Bills to:	Tax Information:
Jayashree Krishnamurthy 1454 Ocoee Trail Madison TN 37115	Jayashree Krishnamurthy 1454 Ocoee Trail Madison, TN 37115	063-02-0-076.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Tyronda K. Martin, a married woman,**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Jayashree Krishnamurthy, married woman,** hereinafter called the Grantees, their successors and assigns, a 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. 93, on the Plan of Nawakwa Hills Powwow Addition, Section No. 3, of record in Plat 974, Page 25, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Tyronda K. Featherston, an unmarried woman by deed from Penny J. Harwood, dated May 31, 2000, recorded June 1, 2000, of record in Instrument No. 20000601-0054515, Register's Office for Davidson County, Tennessee.

Reginald L. Martin, spouse of Grantor, joins in the execution of this instrument to convey his marital interests, if any, in said property.

Tyronda K. Featherson and Tyronda K. Martin are one and the same.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1454 Ocoee Trail, Madison, TN 37115.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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 hand this 19th day of August, 2020.

Tyronda K. Martin

Reginald L. Martin

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Tyronda K. Martin and Reginald L. Martin**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Smyrna, TN, this 19th day of August, 2020.

Notary Public

My Commission expires: 2/19/24

TONYA COX
NOTARY PUBLIC
STATE OF TENNESSEE
RUTHERFORD COUNTY

TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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.

D. Shayne Adair

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named D. Shayne Adair, with 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 herein contained.

April D. Wideman, Notary Public
My commission expires: 3/13/2023

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY