Karen Johnson Davidson County
Batch# 495887 DEEDWARR
10/15/2020 08:22:30 AM 4 pgs
Fees: $23.00 Taxes: $469.90
20201015-0119660

WARRANTY DEED

Shella McCord STATE OF TENNESSEE NOTARY PUBLIC Sumner County, TN

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF October, 2020.

Notary Public

MY COMMISSION EXPIRES: 5/1/23

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Anthony Branch	Anthony Branch	15001004300
(NAME) 6304 Wildgrove Drive	(NAME) 6304 Wildgrove Drive	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Antioch, TN 37013	
(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 considerations, the receipt of which is hereby acknowledged, I/we **Russell McAlister Martin, III, Trustee**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Anthony Branch, a married man**, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 175, on the Plan of Edge-O-Lake Estates, Section One, of record in Plat Book 3600, Page 43, Register's Office for Davidson County, TN, to which Plat reference is hereby made for a more complete description.

Being the same property conveyed to Russell McAlister Martin, III, Trustee by Quitclaim Deed from Melissa Martin, unmarried dated 12/26/2008 and recorded 12/29/2008, of record in Instrument 200812290123076, Register's Office for Davidson County, Tennessee; and further being the same property conveyed to Melissa Martin and Russell M. Martin, Jr., both unmarried as joint tenants with right of survivorship by Warranty Deed from Betty L. Swilley, dated 09/16/2003 and recorded 09/17/2003, of record in Instrument 200309170137589, Register's Office for Davidson County, Tennessee. The said Russell M. Martin, Jr., died testate on 12/22/2005, devising subject property to Russell McAlister Martin, III, Trustee as evidenced in File No. 06P-25, Probate Court Clerk's Office for Davidson County, Tennessee.

Russell McAlister Martin, III and Melissa Martin (AKA Melissa Martin Wrenne), join in the execution of this instrument for the sole purpose of conveying any interest they may have to the property described above.

This conveyance is subject to the following: Taxes for the year 2020 and subsequent years, a lien not yet due and payable, which have been prorated as of the day of closing and assumed by the Grantee herein; All matters shown on the plat of record in Plat Book 3600, Page 43, in the Register's Office for Davidson County, Tennessee; Covenants, conditions, easements and restrictions recorded in Book 3679, Page 279, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 472 Rural Hill Road, Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their 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), his/her/their 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.

Effective the 9 day of Oct., 2020.

Russell McAlister Martin, III, Trustee

By: Russell McAlister Martin, III, Trustee Date: 10/09/2020
Russell McAlister Martin, III, Trustee

Russell McAlister Martin, III, Individually

Melissa Martin AKA Melissa Martin Wrenne, Individually

~~State of~~ Kingdom of Spain
~~Country of~~ Province and City of Madrid
Embassy of the United States of America
} SS

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Russell McAlister Martin, III, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who proved himself to be the Trustee of the Testamentary Trust for Melissa Martin Wrenne, the bargainor, and who, being authorized to do so, acknowledged he executed the foregoing instrument for the purposes therein contained.

Witness my hand and Official seal this 9th day of October, 2020.

Notary Public:
My Commission Expires: N/A

Jan J. Krasny
CONSUL
United States of America

File No.: 952036
Warranty Deed TN

State of ~~Country of~~ Kingdom of Spain
Province and City of Madrid
Embassy of the United States of America
} SS

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Russell McAlister Martin, III, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged he executed the foregoing instrument for the purposes therein contained..

Witness my hand and Official seal this 9th day of October, 2020.

Notary Public: Jan J. Krasny
My Commission Expires: N/A
CONSUL
United States of America

State of Tennessee
Country of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Melissa Martin AKA Melissa Martin Wrenne, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged she executed the foregoing instrument for the purposes therein contained..

Witness my hand and Official seal this 13th day of October, 2020.

Notary Public: Shelia McCord
My Commission Expires: 2/1/23

Shelia McCord
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County, TN

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour, do here 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.

Tracey Trumphour

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary public in and for the aforesaid county and state, the within named Tracey Trumphour, who acknowledges that this certification or an electronic document is true and correct and whose signature I have witnessed.

Liz Davis

Notary Public

My Commission Expires: 5-17-21

