NEW OWNER:

ALAN D. McMURTRY
& SUSAN R. McMURTRY
939 4th Ave. South
Nashville, TN 37210

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087
FILENO: 20-1580

Tax Parcel No. 094-13-0-058.00

Karen Johnson Davidson County
Batch# 505015 **DEEDWARR**
10/30/2020 09:45:53 AM 3 pgs
Fees: $18.00 Taxes: $2,164.50
20201030-0126611

D E E D

FOR AND IN CONSIDERATION of the sum of FIVE HUNDRED EIGHTY-FIVE THOUSAND and 00/100 DOLLARS ($585,000.00) cash in hand paid, the receipt of which is hereby acknowledged, **MARK W. MARTIN and KAREN NICHOLL (f/k/a KAREN NICHOLL MARTIN)** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **ALAN D. McMURTRY and wife, SUSAN R. McMURTRY**, as tenants by the entirety ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in the 19th Councilmanic District of **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot(s) 5 and 7, as shown on the map entitled White and Rucker's Subdivision No. 9 of the Lewis Property, of record in Plat Book 57, Page 129, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.
>
> Being the same property conveyed to **MARK W. MARTIN and wife, KAREN NICHOLL MARTIN**, by Warranty Deed from Elizabeth Ann Moles, Widow, dated October 20, 2006, of record in Instrument Number 20061024-0131688, in the Register's Office for Davidson County, Tennessee. Mark W. Martin and Karen Nicholl Martin are now divorced pursuant to Final Decree filed July 31, 2020 in the Fourth Circuit Court for Davidson County, and KAREN NICHOLL MARTIN is now known as **KAREN NICHOLL**.
>
> This description is the same as in the prior deed.
>
> This is not the principal residence of the Grantor.
>
> THIS IS IMPROVED PROPERTY, with an address of 208 Fesslers Lane, Nashville, Tennessee.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book Plat Book 57, Page 129, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURES hereto this 27th day of October, 2020.

MARK W. MARTIN

KAREN NICHOLL

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **MARK W. MARTIN**, 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 therein contained.

WITNESS my hand and official seal at office this 29th day of October, 2020.

NOTARY PUBLIC

My commission expires: 10/30/2023

GREGORY GILL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **KAREN NICHOLL**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 27th day of October, 2020.

NOTARY PUBLIC

GREGORY S. GILL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My commission expires: 10/31/2023

****

The actual consideration or value, whichever is greater, for this transfer is **$ 585,000.00** .

AFFIANT

Sworn to and subscribed to before me this the 27th day of October, 2020.

NOTARY PUBLIC

GREGORY S. GILL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My commission expires: 10/30/2023