Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B20-3221

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $269,900.00

Karen K Valentine
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 17th day of November, 2020

Erin Dias
Notary Public

Commission Expires: 8-7-24

ERIN DIAS STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY My Commission Expires

Address of New Owner	Send Tax Bills To:	Map & Parcel
Tyler J. Martinez 121 East Due West Avenue Madison, TN 37115	Navy Federal Credit Union PO Box 3326 Merrifield, VA 22119	051-08-0-123.00

WARRANTY DEED

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, **Brandon Adams, Trustee of The 121 E Due W Ave Trust** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Tyler J. Martinez

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. F on the Plan of Due West Montague of record in Plat Book 421, Page 152, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Lydia E. Dixon, a single woman by Warranty deed from William H. Penn and wife, Martha Penn of record in Instrument No. 20141117-0105766 Register's Office for Davidson County, Tennessee, dated November 14, 2014 and recorded on November 17, 2014. (Value of consideration shown in aforementioned deed $148,000.00.).

Karen Johnson Davidson County
Batch# 519297 DEEDWARR
11/20/2020 07:54:30 AM 3 pgs
Fees: $18.00 Taxes: $998.63
20201120-0136545

Being the same property conveyed to The 121 E Due West Trust by Warranty deed from Lydia E. Dixon, a single woman of record in Instrument No. 20200609-0058766 Register's Office for Davidson County, Tennessee, dated May 28, 2020 and recorded on June 09, 2020. (Value of consideration shown in aforementioned deed $155,000.00.)

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: **121 East Due West Avenue, 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 and assigns forever; and we so covenant with the 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 land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 17th day of November, 2020.

The 121 E Due W Ave Trust

By: _____
Brandon Adams, Trustee

STATE OF TENNESSEE COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, Brandon Adams, the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Trustee of The 121 E Due W Ave Trust the within named bargainor, and that he as such Trustee being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at this 17th day of November, 2020.

Erin Dias
Notary Public

My Commission Expires: 8-7-24

WARRANTY DEED

ERIN DIAS
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
My Commission Expires

True Copy Certificate of Authenticity

I, **Taylor Grills**, 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.

Signature

State of Tennessee

County of Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature

My Commission Expires: 12/15/2021