Karen Johnson Davidson County
Batch# 575783 DEEDWARR
02/23/2021 12:59:30 PM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20210223-0022125

THIS INSTRUMENT PREPARED BY:

The Row Title & Escrow, LLC
20 Music Square West, Suite 200
Nashville, TN 37203

BRITTANY SENSABAUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $415,000.00

Affiant

Subscribed and sworn to before me, this 4th day of December, 2020.

Notary Public
My Commission Expires: 05-09-23

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Scott Keller Martin 2307A 23rd Avenue Nashville, TN 37208	New Owner	Tax Parcel ID No. 081-02-0-050.00 The new map and parcel as of 2021 081-02-4L-001.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **BARRY WESTBROOK AND DONNA G. WESTBROOK, HUSBAND AND WIFE** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **SCOTT KELLER MARTIN, AN UNMARRIED MAN** ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. A on the plan of Homes at 2307 23rd Avenue North, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of Homes at 2307 23rd Avenue North, a Horizontal Property Regime with Private Elements of record as Instrument No. 20200203-0012007, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being part of the same property conveyed to BARRY WESTBROOK AND DONNA G. WESTBROOK, HUSBAND AND WIFE, by deed from KATHERINE A. JOHNSON, SINGLE, of record as Instrument No. 20200203-0012005, dated January 27, 2020, said Register's Office.

This is improved property commonly known as: **2307 A 23rd Avenue, Nashville, TN 37208**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his successors, heirs and assigns, forever.

And Grantors covenant that they have lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantors further covenant and bind themselves, their successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

December **IN WITNESS WHEREOF**, Grantors have executed this instrument on this 4th day of December, 2020.

BARRY WESTBROOK

DONNA G. WESTBROOK

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **BARRY WESTBROOK AND DONNA G. WESTBROOK,** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 4th day of December, 2020.

Notary Public
My Commission Expires: 05-09-23

BRITTANY SENSABAUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2023

True Copy Certification

I, Connie Taylor, 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 Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor 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: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV.8, 2021

Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212