Box 10-B	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $167,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF FEBRUARY, 2021. Notary Public MY COMMISSION EXPIRES: May 2, 2022 (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 579581 DEEDWARR
02/26/2021 03:07:40 PM 2 pgs
Fees: $13.00 Taxes: $617.90
20210226-0024928

LEE A. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DOUGLAS M. SIMPSON	**SAME**	**103-01-0-066.00**
(NAME) **6018 HILL CIRCLE DRIVE**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37209**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, STEPHANIE A. MARTIN, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DOUGLAS M. SIMPSON, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE, HIS 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 1B, as shown on the map entitled Revision of John B. Cowden's Fourth Subdivision, of record in Plat Book 8250, page 778, 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 TIMOTHY C. MARTIN, by deed from GEORGE W. SPURLOCK, SR., of record in Book 10981, page 35, dated June 12, 1998, said Register's Office. Being further conveyed to STEPHANIE A. MARTIN, A ONE-HALF (1/2) UNDIVIDED INTEREST, by quitclaim deed from TIMOTHY C. MARTIN, of record in Book 10981, page 51, dated June 12, 1998, said Register's Office. The said Timothy C. Martin having since died intestate on or about February 26, 2017, leaving Stephanie A. Martin and Clayton O. Martin as his sole Heirs at Law. For further reference see Affidavit of Heirship of record in Instrument No. 20170322-0028115, said Register's Office. Being further conveyed to STEPHANIE A. MARTIN, UNMARRIED, by quitclaim deed from STEPHANIE A. MARTIN AND CLAYTON O. MARTIN, BEING THE SOLE HEIRS AT LAW OF TIMOTHY C. MARTIN, of record in Instrument No. 20170322-0028116, dated March 21, 2017, said Register's Office.

This conveyance is subject to Matters shown on the Plan of record in Plat Book 8250, page 778; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6122, page 334; and any and all easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **231 MARCIA AVENUE, NASHVILLE, TN 37209**
(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 GRANTEES, their heirs and assigns forever; and we do 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 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 25 day of February, 2021.

Stephanie A. Martin

STEPHANIE A. MARTIN

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 **Stephanie A. Martin**, the bargainor, 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 25 day of February, 2021.

My commission expires: **May 2, 2022**

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Lee A. Cohen

Notary Public