Karen Johnson Davidson County
Batch# 583422 DEEDWARR
03/03/2021 12:29:30 PM 2 pgs
Fees: $13.00 Taxes: $1,147.00
20210303-0027530

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF MARCH, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DANA R PARK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-26-2024

PREPARED BY:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Rd
Mt. Juliet, TN 37122

06-NSH21-01245

Address of New Owner:	Send Tax Bills to:	Tax Information:
Tad K. Scritchfield and Eden L Scritchfield 781 Sweetwater Circle Old Hickory, TN 37138	~~Same As Owner~~ CapStar Bank 2002 Richard Jones Road, Suite A300 Nashville, TN 37215	064-15-0-A-052.00 CO

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **William Michael Martinez, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Tad K. Scritchfield and Eden L Scritchfield, husband and wife**, hereinafter called the Grantees, their successors 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. 28, on the plan of Section Two, Plantation Walk, as shown by plat of record in Book 7900, Page 858, 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 William Michael Martinez, unmarried by deed from James E. Seckel and Judy B. Bowman-Seckel, husband and wife, dated May 30, 2018, recorded May 31, 2018, of record in Instrument No. 20180531-0051822, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 781 Sweetwater Circle, Old Hickory, TN 37138

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 26 day of February, 2021

William Michael Martinez

State of New Mexico

County of Bernalillo

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named William Michael Martinez, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at The UPS Store 0937, New Mexico, this 26 day of Feb, 2021.

Shanae Benson
Notary Public at Large

My commission expires: 07292023

Official Seal
SHANAE BENSON
Notary Public
State of New Mexico
My Comm. Expires 7/29/23

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY