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|---|---|
| **THIS INSTRUMENT WAS PREPARED BY**<br><br>Bankers Title & Escrow Corp.<br>5107 Maryland Way, Ste. 115<br>Brentwood, TN 37027<br>P21-11686-BW | STATE OF TENNESSEE<br>COUNTY OF Williamson<br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 255,000.00.<br>Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF March, 2021.<br>Notary Public<br>MY COMMISSION EXPIRES: 6.13.22<br>(AFFIX SEAL) |

LORI C. WARREN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

LORI C. WARREN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| William Jared Martin | Gardner Financial Serviees,LTD dba Legacy Mutual Mortgage | MAP & PARCEL |
| 2101 Mullen Circle | 3503 Paesanos Pkwy | 149-01-0-A-009.00CO |
| Nashville, TN 37217 | San Antonio, TX 78231 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, **Amber Harding, a single person**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Courtney Nicole Avila an unmarried woman and William Jared Martin, an unmarried man, as joint tenants with right of survivorship**

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. 9 on the Plan of Phase II, Mullen Valley of record in Plat Book 6250, Page 477, 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 Amber Harding, a single person by Warranty deed from Sarah E. Bible and husband, Seth A. Bible of record in Instrument No. 20160222-0016529 Register's Office for Davidson County, Tennessee, dated February 19, 2016 and recorded on February 22, 2016.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **2101 Mullen Circle, Nashville, TN 37217.**

Karen Johnson Davidson County
Batch# 587379 DEEDWARR
03/09/2021 08:03:30 AM 3 pgs
Fees: $18.00 Taxes: $943.50
20210309-0030370

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 the 2nd day of March, 2021.

Amber Harding

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Amber Harding** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 2nd day of March, 2021.

My Commission expires: 9/2/24

Notary Public

SAMUEL F. ANDERSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that_____ executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 2nd day of March, 2021.

My Commission expires: _____

Notary Public

**Certification of Authenticity**
**for Electronically Filed Document**

I, **W. Aaron Fortner**, 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.

State of Tennessee )
)
County of Williamson )

Personally appeared before me, **Lori Warren**, a notary public for this county and state, **W. Aaron Fortner**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

MY COMMISSION EXPIRES: 6.13.2022

NOTARY'S SEAL:

