Karen Johnson Davidson County
Batch# 632734 DEEDWARR
05/10/2021 02:58:30 PM 3 pgs
Fees: $18.00 Taxes: $1,072.63
20210510-0062742

Name and Address of New Owner:
Bobby Fatherree and Becca Fatherree
6044 Panama Drive
Nashville, TN 37076

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Scout Title
110 30th Avenue South
Nashville, TN 37212

Map & Parcel No: 086-02-0-074.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Ruben Martinez**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto Robert Fatherree and Becca Fatherree, husband and wife, "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 201 on the Plan of Dodson Heights, being a Resubdivision of Lots 22 through 27 and Lot 34 through 40, of record in Plat Book 3842, Page 98 with amended to Plat recorded in Book 4379, Page 41, 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 Derrick Rutter, Katie Ann Rutter, and Martin Timothy Koller, as joint tenants with the right of survivorship by Warranty Deed from A & G Properties, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20150925-0097828 Register's Office for Davidson County, Tennessee, dated September 23, 2015 and recorded on September 25, 2015. (Value of consideration shown in aforementioned deed $157,500.00.) Derrick D. Rutter having died on June 26, 2018, Katie Ann Rutter and Martin Timothy Koller became vested owners by virtue of right of survivorship.

Being the same property conveyed to Katie Ann Koller by Quitclaim Deed from Katie Ann Koller and Martin Timothy Koller of record in Instrument No. 20200529-0055452 Register's Office for Davidson County, Tennessee, dated March 06, 2020 and recorded on May 29, 2020. (Value of consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to Ruben Martinez by Warranty Deed from Katie Ann Rutter f/k/a Katie Ann Koller, a single woman, of record in Instrument No. 20201229-0154449 Register's Office for Davidson County, Tennessee, dated December 28, 2020 and recorded on December 29, 2020. (Value of consideration shown in aforementioned deed $190,000.00.)

Being also known as 6044 Panama Drive, Hermitage, Tennessee 37076.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 20th day of April, 2021.

(SEAL)
Ruben Martinez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Ruben Martinez, 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 foregoing instrument for the purposes therein contained.

Witness my hand and seal this 20th day of April, 2021.

Notary Public
My commission expires: 11-19-23

BECKY ELIZABETH BURCH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $289,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
20th day of April, 2021.

Notary Public
My commission expires: 10/6/21

FRANK W. ROBERTS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

File No. 2021-1460

Certificate of Authenticity

I, Kathleen Robson Gordon, 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 TN

County of Williamson

Personally appeared before me, Katherine Warren, a notary public for this county and state, Kathleen Robson Gordon who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Katherine Warren

Notary's Signature

My Commission Expires: 4-13-22.

Notary's Seal (If on paper)

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD EXP. 4-13-2022