Karen Johnson Davidson County
Batch# 639164 DEEDWARR
05/18/2021 04:02:30 PM 3 pgs
Fees: $18.00 Taxes: $1,087.80
20210518-0067472

WARRANTY DEED

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
01/06/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $294,000.00

Brandi Marie Gutierrez
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 13 DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES: 1-6-25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brandi Marie Gutierrez	New owners	
(NAME)	(NAME)	151010A07900CO
3660 Burwick Place	at property	
(ADDRESS)	(ADDRESS)	
Antioch TN 37013	address	
(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, WE, **Jason M Martin and Kaneesha D Martin, Husband and Wife** , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brandi Marie Gutierrez, a single woman** , HEREINAFTER CALLED THE GRANTEE, HER 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. 79 on the Plan of Chatham Pointe, of record in Plat Book 6900, Page 444 through 447, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Jason M. Martin and Kaneesha D. Martin, husband and wife, by virtue of that certain Warranty Deed dated July 31, 2013, and being of record at Instrument No. 20130801-0080228 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Plat Book 6900, Page 444-447, Declaration of Restrictions, Protective Covenants and Easements recorded at Book 7358, Page 656, Book 7538, Page 792, Book 7599, Page 812, Book 8667, Page 381 and Instrument No. 20020719-0087288, By-Laws of record in Book 8679, Page 446, Charter recorded at Book 7597, Page 977 **and all other matters of record, including all items set out on any applicable plat of record.**

This is improved x property, known as 3660 Burwick Pl Antioch, TN 37013 (unimproved)
(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 13th day of May, 2021.

Jason M Martin, by Ashlee Page, Attorney-In-Fact

Jason M Martin, by Ashlee Page, Attorney-In-Fact

Kaneesha D Martin, by Ashlee Page, Attorney-In-Fact

Kaneesha D Martin, by Ashlee Page, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **Ashlee Page**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Jason M Martin and Kaneesha D Martin**, and who acknowledged executing the same as the free act and deed of **Jason M Martin and Kaneesha D Martin**.

Witness my hand and official seal, this 13 day of May, 2021.

Notary Public Cari Allen

My Commission Expires: 1-6-25



Certificate of Authenticity

I, Emily Reed, 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 the law.

Emily Reed
Signature

State of Tennessee
County of Davidson
Personally appeared before me, Ashlee D Page a notary public for this county and state, Emily Reed who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Ashlee D Page
Notary Signature

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/08/2022