Karen Johnson Davidson County
Batch# 647355 DEEDWARR
06/02/2021 08:24:30 AM 3 pgs
Fees: $18.00 Taxes: $1,613.94
20210602-0073453

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $436,200.00

Affiant

Subscribed and sworn to before me this 20th day of May, 2021.

Notary Public
My commission expires: _____

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 04-26-2025

Address of New Owner:	Send Tax Bills to:	Tax Information
Samantha Caden 142 Gordon Terrace Nashville, TN 37207	142 Gordon Terrace Nashville, TN 37207	071-04-0-137

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Rhonda A. Martocci, a married woman** hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to **Samantha Caden, an unmarried woman,** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being the East 35 feet of Lot No. 40 and the West 25 feet of Lot No. 42 on the Plan of J.L. Gordon's Subdivision, of record in Book 843 Page 61, Register's Office for Davidson County, Tennessee.

Said parts of said lots adjoin and front together 60 feet on the South side of Gordon Terrace and runs back between lines 292 feet more or less, on the West line of Lot No. 40 and 294 feet on the East line of part of Lot No. 42 to a dead line, on which it measures 60 feet.

Being the same property conveyed to Rhonda Martocci by deed from Winward Properties, Inc. of record in Instrument No. 20140929-0089556, Register's Office for Davidson County, Tennessee, and dated September 25, 2014.

By her signature below, Grantor swears this this property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307, or other similar statute.

This conveyance is made subject to the following:

1. All matters appearing on the plan of J.L. Gordon Subdivision of record in Book 843 Page 61 Register's Office for Davidson County, Tennessee.

Taxes and assessments for the year 2021 and subsequent years, which are not yet due and payable

This property is improved property known as 142 Gordon Terrace, Nashville, TN 37207

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 20th day of May, 2021.

Rhonda A. Martocci

Rhonda A. Martocci

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 20th day of May, 2021, before me personally appeared Rhonda A. Martocci, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 20th day of May, 2021.

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Signature
My commission expires: 2/12/23

Certificate of Authenticity

I, Leslie Garside, 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.

Leslie Garside

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Ryan Lux, a notary public for this county and state, Leslie Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: _____.

Notary's Seal (If on paper)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024