21-CD-406

Register Return To:
Land Title South, Inc.
3326 Aspen Grove Drive
Suite 400
Franklin, TN 37067

Karen Johnson Davidson County
Batch# 669142 DEEDWARR
07/01/2021 09:48:58 AM 2 pgs
Fees: $13.00 Taxes: $1,369.00

20210701-0089100

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $370,000.00.

Affiant

Subscribed and sworn to before me, this 30th day of June, 2021.

Notary Public:
My Commission Expires:

SUSAN L. JACKSON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-10-2023

WARRANTY DEED

This Instrument Prepared By: Highland Title, LLC, 879 GreenLea Blvd, Ste 102, Gallatin, TN 37066		
Name and Address and New Owner: Tripleplay RE, LLC 1048 Irvine Ave. #309 Newport Beach CA 92660	Send Tax Bills To: New Owner	Map/Parcel Number: 083-08-0-094.00

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Barbara Grace Martin, unmarried**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do transfer and convey unto **Tripleplay RE, LLC, a California, Limited Liability Company**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 133 on the Plan of Rosewood Heights, Section 4, as of record in Book 2330, Page 9, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Robert E. Martin and wife, B. Grace Martin by Warranty Deed from Andrew S. Norris and wife, Marian Rose Norris, dated 7/26/1979 and recorded 7/30/1979 in Book 5473, Page 277, as corrected by Notary Certificate of Correction dated 6/14/1984 and recorded 7/18/1984 in Book 6339, Page 929, Register's Office for Davidson County, Tennessee. The said Robert E. Martin died on 11/17/2020 leaving B. Grace Martin as the surviving tenant.

***B. Grace Martin is one and the same as Barbara Grace Martin.**

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

2021 Davidson County taxes; a lien not yet due and payable.

Subject to all existing easements and all other matters as shown on plat of record in Plat Book 2330, Page 9, Register's Office for Davidson County, Tennessee.

This is (__X__) improved (____) unimproved property, known as: 915 Preston Drive, Nashville, TN 37206

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), his/her/their assigns forever. Grantor(s) covenant(s) with said Grantee(s) that we are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes and unless otherwise herein set out, and encumbrances of record.

GRANTOR(S) further covenant and bind ourselves, our heirs, successors, and representatives to

warrant and forever defend the title to the said land to the said Grantee(s), his/her/their heirs, successors, 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/our hand(s) this the 30th day of June, 2021.

Barbara Grace Martin

Barbara Grace Martin

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named Barbara Grace Martin, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 30th day of June, 2021.

Commission Expires: 10/18/22

Brenda Huntsman

Notary Public: Brenda Huntsman

