Karen Johnson Davidson County
Batch# 678458 DEEDWARR
07/16/2021 12:24:30 PM 3 pgs
Fees: $18.00 Taxes: $917.60
20210716-0095830

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $248,000.00

Affiant

Subscribed and sworn to before me, this 13th day of July, 2021.

Notary Public

My commission expires: 06/24/25

LAUREN LAMBERTH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Rachel Louise Martin	**HIGHLANDS RESIDENTIAL**	**05303012300**
1410 Elliston St	**950 W BETHANY DR, SUITE 800**	
Old Hickory, TN 37138	**ALLEN, TX 75013**	

FOR AND IN 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 ACKNOWLEDGE, WE,

Brandon Adams, Trustee of The 1410 Elliston St Trust

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Rachel Louise Martin, UNMARRIED WOMAN

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. 273, on the Plan of Section "C-1" and a part of Section "C", Village of Old Hickory, of record in Book 1424, Page 130, Register's Office for said County, described as follows:

Beginning on the westerly margin of Elliston Street at the corner of Lot Nos. 122 and 273; thence with the line between said lots westwardly 60.4 feet to the corner of Lot Nos. 122, 133, 273 and 274; thence with the line between Lot Nos. 273 and 274, Southwardly 59.8 feet to the northerly margin of Fifteenth Street; thence with the northerly margin of said Street, eastwardly 50.5 feet to the beginning of a curve; thence around said curve with a radius of 10 feet to the westerly margin of Ellison Street; thence with the westerly margin of said street, northwardly 49.6 feet to the beginning.

Being the same property conveyed to Brandon Adams, Trustee of The 1410 Elliston St Trust, by Warranty Deed from Matthew Johnson, unmarried, dated April 28, 2021, of record in Insutrment No. 20210429-0057120, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Matthew Johnson, unmarried, by Warranty Deed from Howard Luartes, dated February 27, 2014, of record in Instrument No. 20140310-0019781, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of DAVIDSON County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 1410 Elliston St, Old Hickory, TN 37138.

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 in 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.

_____ Date: 7-13-2021
The 1410 Elliston St Trust
BY BRANDON ADAMS, TRUSTEE

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **BRANDON ADAMS** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the forgoing instrument for the purpose therein contained and who further acknowledged that he is TRUSTEE OF THE 1410 ELLISTON ST TRUST and that he is authorized by THE 1410 ELLISTON ST TRUST to execute this instrument on its behalf.

Witness my hand this 13th day of **June, 2021.**

LAUREN LAMBERTH
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

_____
Notary Public
My commission expires: 06/24/25

Certificate of Authenticity

I, Samantha Smith, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on

7-13-21.

Date

Affiant Signature

7-13-21

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 13th day of July, 2021.

Notary's Signature

My Commission Expires: 06/24/25

Date

Notary's Seal (if on paper)

LAUREN LAMBERTH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY