Karen Johnson Davidson County
Batch# 678561 DEEDWARR
07/16/2021 02:40:30 PM 4 pgs
Fees: $23.00 Taxes: $1,480.00
20210716-0096011

WARRANTY DEED

KENYON J. SALES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 09, 2023

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00.

Christie Daniels
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF JULY, 2021.

Kenyon J. Sales
Notary Public

MY COMMISSION EXPIRES: May 9, 2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jacob Houston Matthews and Valarie Matthews	SeaTrust Mortgage Company	Parcel ID: 133 02 0 308.00
(NAME) 179 Antioch Pike	(NAME) 1001 Miliitary Cutoff Road, #350	
(ADDRESS) Nashville, TN 37203	(ADDRESS) Wilmington, NC 28405	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Corey L. Martinez, unmarried** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jacob Houston Matthews, Unmarried, Valarie Matthews, unmarried, and Diana Botes, married,** 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 lying in Nashville, Davidson County, Tennessee, being the property conveyed to Corey L. Martinez, as evidenced by Instrument Number 20140630-0057264, Register's Office of Davidson County, Tennessee, same being part of Lot No. 30 on the Plan of Minchey Petway's Property, of record in Minute Book "I", Page 442 of the Chancery Court of Nashville, Davidson County, Tennessee, and being more particularly described according to a Boundary Survey by Civil and Environmental Consultants, Inc., Michael K. Story, Tennessee Registered Land Surveyor number 1989, on June 28", 2021 as follows:

Beginning at an iron rod (set) with CEC, INC cap, in the southerly right-of-way line of Antioch Pike, same being the northeasterly corner of the herein described; thence with the westerly line of the Dewayne Pigg and wife, Nancy Pigg property, Instrument Number 20051209-0148480, South 06 degrees 09 minutes 01 seconds

of record in Deed Book 4631, Page 754, same being the northeasterly corner of Jorge Alberto Castillo and Rosalia Salvador, Instrument Number 20020719-0087172; thence with the northerly line of Castillo/Salvador, North 82 degrees 28 minutes 24 seconds West 106.50 feet to an iron rod (set) with CEC, INC cap in the easterly line of Ronnie Whitfield, of record in Deed Book 10537, Page 156; thence with the easterly line of Whitfield and continuing with the easterly line of Jonathan T. Yeaworth and wife, Judith W. Yeaworth, Instrument Number 20040203-0012911, North 06 degrees 09 minutes 01 seconds East 508.72 feet to the said southerly right-of-way line of Antioch Pike and an iron rod (set) with CEC, INC cap; thence with the southerly right-of-way line of Antioch Pike, South 85 degrees 40 minutes 35 seconds East 106.53 feet to the point of beginning,

For informational purposes only: prior deed references subject property to contain 1.251 acres, more or less.

Being the same property conveyed to Corey L. Martinez, by Quitclaim Deed from Corey L. Martinez and Rachelle Martinez, husband and wife, of record in Instrument No. 20140630-0057264, in the Register's Office of Davidson County, Tennessee, dated June 06, 2014 and recorded on June 30, 2014.

Being the same property conveyed to Corey L. Martinez and Rachelle Martinez, husband and wife, by Warranty Deed from Martha B. Ponder, married, and Marianna Sturdivant, married, of record in Instrument No. 20101008-0080849, in the Register's Office of Davidson County, Tennessee, dated September 28, 2010 and recorded on October 08, 2010.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 179 Antioch Pike, Nashville, TN 37203

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 our hands this 2nd day of July, 2021

Corey L. Martinez

~~STATE~~ OF TENNESSEE

COUNTY OF

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Corey L. Martinez, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd day of July, 2021.

Notary Public

My Commission Expires: 03/17/24

(SEAL)



Certificate of Authenticity

I, Christie Daniels, 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 July 2, 2021.

Date

Christie Daniels

Affiant Signature

July 9, 2021

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 9 day of July, 2021.

Notary's Signature

My Commission Expires: 7/2/2022

Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY