THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 210635458** Karen Johnson Davidson County Batch# 683501 **DEEDWARR** 07/26/2021 11:50:22 AM 2 pgs Fees: $13.00 Taxes: $1,221.00 20210726-0099867	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $330,000.00 Affiant Subscribed and sworn to before me, this 22nd day of July, 2021. Notary Public My Commission Expires: 7/9/24 DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

WARRANTY DEED

Address New Owner: Laine Hoke and Jesse Isley 3117 Greggwood Drive Nashville TN 37207	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 060 01 0 142.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Daniel Martinez, a married man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jesse Isley, an unmarried man and Laine Hoke, an unmarried woman, as tenants in common with right of survivorship** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 134 on the Plan of Section One, Golden Valley Estates of record in Plat Book 4175, Page 142, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. Said Lot No. 134 fronts 54.38 feet along the Southerly margin of Gregg-Wood Drive and runs back between lines 125.65 feet on the Easterly side and 130.53 feet on the Westerly side to a dead line in the rear on which it Measures 61.45 feet.

Being the same property conveyed to Daniel Martinez, Married, by Warranty Deed from Stephen L. Calloway, A Married Man, of record in Instrument No. 20210409-0047303, in the Register's Office of Davidson County, Tennessee, dated April 07, 2021 and recorded on April 09, 2021.

Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section One, Golden Valley Estates, as recorded in Plat Book 4175, Page(s) 142.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4447, Page 108, as amended in Book 4447, Page 594.

This is improved property located at 3117 Greggwood Drive Nashville TN 37207

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of July, 2021.

Daniel Martinez

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Daniel Martinez, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of July, 2021.

Notary Public
My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
DECEMBER 15, 2021

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 21-V08-21811