NEW OWNER:
JENNIFER E. MARTINEZ
5132 SOUTHFORK BOULEVARD
OLD HICKORY, TN 37138

SEND TAX BILLS TO:
AMERICAN MORTGAGE SERVICE COMPANY
11503 SPRINGFIELD PIKE
CINCINNATI, OH 45246

Map & Parcel
063160C032.00

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087

FILE NO: 21-1104

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 683715 **DEEDWARR**
07/26/2021 03:01:01 PM 3 pgs
Fees: $18.00 Taxes: $1,202.50

20210726-0100146

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Three Hundred Twenty-Five Thousand and 00/100 Dollars ($325,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **JARED K. STOOTS, a single man and LARRY W. STOOTS and DAPHNE JOY K. STOOTS, husband and wife,** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **JENNIFER E. MARTINEZ and RAUL A. MARTINEZ, wife and husband,** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Unit No. 32 on the Plan of the Planned Unit Development (Private Elements), Phase One-Section Two, Hermitage Springs Estates, as shown on the plat of record as Exhibit "A" to Instrument No. 20031031-0160338, as amended in Instrument No. 20060703-0078830, of record in Instrument No. 200107030070299, in the Register's Office for Davidson County, Tennessee, to which plat and Declaration specific reference is hereby made for a more particular description of said property. Together with the common elements, limited common elements and private elements appurtenant thereto.

Being the same property conveyed to JARED K. STOOTS, a single man, LARRY W. STOOTS and DAPHNE JOY K. STOOTS, husband and wife by Warranty Deed from R.J. York Homes, LLC, a Tennessee limited liability company, dated July 23, 2008, and of record in Instrument No. 20080801-0079260, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY more commonly known as **5132 SOUTHFORK BOULEVARD, OLD HICKORY, TN 37138**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Instrument No. 20031031-0160338, as amended in Instrument No. 20060703-0078830, and in Instrument No. 20010703-0070299, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 14th day of July, 2021.

Jared K. Stoots

JARED K. STOOTS

By: Daphne Joy K. Stoots

Daphne Joy K. Stoots, pursuant to ~~Power of Attorney~~ of Record in Book ~~*~~ ____, Page _____, RODC, Tennessee. * 20210726-0100145

Larry W. Stoots

LARRY W. STOOTS

By: Daphne Joy K. Stoots

Daphne Joy K. Stoots, pursuant to Power of Attorney of Record in Book ~~*~~ ____, Page _____, ~~RODC~~, Tennessee. * 20210726-0100144

Daphne Joy K. Stoots

DAPHNE JOY K. STOOTS

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **DAPHNE JOY K. STOOTS**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument on behalf of, and as attorney-in-fact for, **JARED K. STOOTS and LARRY W. STOOTS** the within-named bargainors, as the free act and deed of the said **JARED K. STOOTS and LARRY W. STOOTS.**

WITNESS my hand and official seal at office this 29th day of September, 2015.

NOTARY PUBLIC

My commission expires: 3/8/23

JO ANN AULDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **DAPHNE JOY K. STOOTS**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 14th day of July, 2021.

NOTARY PUBLIC

My commission expires: 3/8/23

JO ANN AULDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is **$325,000.00**.

AFFIANT

Sworn to and subscribed to before me this 14th day of July, 2021.

NOTARY PUBLIC

My commission expires: 3/8/23

JO ANN AULDS
STATE OF TENNESSEE NOTARY