Karen Johnson Davidson County
Batch# 694288 DEEDWARR
08/11/2021 08:51:30 AM 3 pgs
Fees: $18.00 Taxes: $1,380.10
20210811-0108094

QTN-741-2021

WARRANTY DEED

JONATHAN RHYNE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 9-21-2024

Y-SB-SH-21-2553

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $373,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES: 9/21/24
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Benjamin S Hunter and Anthony Maffesoli	Benjamin S Hunter & Anthony Maffesoli	
(NAME) **2553 Oak Forest Drive**	(NAME) 2553 Oak Forest Dr.	**149-02-0-074.00**
(ADDRESS) **Antioch, TN 37013**	(ADDRESS) Antioch, TN. 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHASE THOMAS MARTINEZ, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BENJAMIN S HUNTER, AN UNMARRIED MAN, AND ANTHONY MAFFESOLI, AN UNMARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 55 on the Plan of Oakwood Subdivision, Phase Two, Section One of record in Plat Book 7900, Page 126, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Chase Thomas Martinez by Warranty deed from BR Real Estate Holdings, LLC, a limited liability company of record in Instrument No. 20180702-0064121 Register's Office for Davidson County, Tennessee, dated June 29, 2018 and recorded on July 02, 2018.

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 7900, Page 126, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7981, Page 478, amended in Book 8038, Page 838; Book 8191, Page 323; Book 8191, Page 324; Book 8313, Page 17; Book 8323, Page 410; Book 9237, Page 1; Book 9781, Page 987 and Book 10650, Page 785, Register's Office for Davidson County, Tennessee.
- Deed of Common areas to Homeowners Association of record in Book 10658, Page 591, in the Register's Office for Davidson County, Tennessee.
- Charter for Homeowners Association of record in Book 7954, Page 508 and Book 8013, Page 624, in the Register's Office for Davidson County, Tennessee.
- Sewer Easements of record in Book 6269, Page 197 and Book 6298, Page 582, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance for Sewer of record in Book 9531, Page 72, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance for Water Main of record in Book 9531, Page 76, in the Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 7981, Page 519, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2553 Oak Forest Drive, Antioch, Tennessee 37013**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 13th DAY OF JULY, 2021.

Chase Thomas Martinez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHASE THOMAS 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 he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th of July, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Expires 05-02-2022

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 his electronic document is a true and exact copy of the original document executed and authenticated according to law on 7/13/21 (date of document).

Jennifer L. Pennell

7/13/21

Date

State of Tennessee
County of Williamson

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

Notary's Signature

My Commission Expires: 41322

Notary's Seal

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD Exp. 4-13-2022