Karen Johnson Davidson County
Batch# 702080 DEEDWARR
08/20/2021 12:23:30 PM 2 pgs
Fees: $13.00 Taxes: $43.29
20210820-0112981

THIS INSTRUMENT PREPARED BY:
Takacs McGinnis Elder Care Law, PLLC
104 Wyncrest Way, Suite 100
Hendersonville, TN 37075

From information furnished by the parties.

Address New Owners
Roy Rodgers
508 Monica Ave.
Goodlettsville, TN 37072

Send Tax Bills To
Same

Map-Parcel No.
059 11 0 257.00

Warranty Deed

Grantor: Alma Martin (a widow)
Grantee: Roy Rodgers

That for the consideration hereafter expressed, Grantor has bargained and sold, and hereby transfers and conveys to Grantee, a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 581, on the Plan of Haynes Manor, Section 4, as of record in Book 4175, page 90, Register's Office for Davidson County, Tennessee, to which said Plan reference is hereby made for a complete legal description.

Being the same property conveyed to Willie A. Martin and wife, Alma Martin, by deed from Attorneys Title Company, Inc., Trustee, of record in Book 4587, Page 704, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 623 Rowan Dr., Nashville, TN 37207.

Willie A. Martin and Alma Martin were married in Davidson County, Tennessee on July 17th, 1967. At the time of their marriage, neither was a party to any other marriage; their marriage continued uninterrupted until the death of Willie A. Martin in Davidson County, Tennessee, on October 19th, 2019; and Alma Martin conveys as surviving tenant by the entirety.

TO HAVE AND TO HOLD this tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, Grantee's heirs, successors, and assigns, in fee simple forever.

Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of this property in fee simple, have a good and lawful right to convey it, and that the property is free and unencumbered with the exception of all applicable zoning and building regulations, all visible easements, restrictions, and limitations of record.

Grantor covenants and binds Grantor, Grantor's heirs and legal representatives, to warrant and forever defend the title to this property against the lawful claims and demands of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise, except as to those matters set forth above to which this conveyance is expressly made subject.

Alma Martin by Roy Rodgers A.I.F.
Alma Martin by Roy Rodgers as Attorney in Fact
Grantor

State of Tennessee
County of Sumner

On August 20, 2021, before me personally appeared Roy Rodgers, with whom I am personally acquainted or who proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument as attorney-in-fact for Alma Martin, and who acknowledged that he executed the same as attorney-in-fact for Alma Martin.

Notary Public

JOSHUA BEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

My commission expires: 5/25/2022

* *

State of Tennessee
County of Sumner

The actual consideration for this transfer or the value of the property transferred (whichever is greater) is $ 11,700.00/100 .

Roy Rodgers, Grantee

Sworn to and subscribed before me on August 20, 2021.

Notary Public

JOSHUA BEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

My commission expires: 5/25/2022

TRUE Copy Certification

I, Chelle Guidry, do hereby make oath that I am 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 August 20, 2021.

Signature

Aug. 20, 2021
Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me this 20th day of August, 2021.

Notary's Signature
My Commission Expires: 5/25/2022

JOSHUA BEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER