Record + Return to:
This instrument prepared by:
Momentum Title, LLC
1704 Charlotte Avenue
#105
Nashville, TN 37203
File Number: 5-12898-RC

Karen Johnson Davidson County
Batch# 708142 DEEDWARR
09/01/2021 09:22:30 AM 3 pgs
Fees: $18.00 Taxes: $1,002.70
20210901-0117657

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $271,000.00.

Affiant

Subscribed and sworn to before me, this the 30th day of August, 2021.

J. ANDREW WILEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: NOV 0 8 2021

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Cindy M. Martinez 548 Roxanne Drive Antioch, TN 37013	Everett Financial Inc., dba Supreme Lending 14801 Quorum Drive 300 Dallas, TX 75254	162 10 0 122.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Kelly Parton, a widow**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Cindy M. Martinez, an unmarried woman** , hereinafter called the Grantee(s), his/her/their heirs and assigns, a 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. 122 on the plan of Brook - View - Estates, Section 2, as of record in Book 4460, Page 163, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to John O. Parton and Kelly Parton, Husband and Wife, by Quitclaim Deed from John O. Parton, a married man joined by his spouse Kelly Parton, of record in Instrument No. 20090420-0035380, in the Register's Office for Davidson County, Tennessee, dated March 13, 2009 and recorded on April 20, 2009.

John O. Parton having since died on June 5, 2020 leaving Kelly Parton, as the surviving tenant by the entirety.

This is ☒ improved or ☐ unimproved property located at: **548 Roxanne Drive, Antioch, TN 37013**

This conveyance is made subject to 1) Property taxes for the year 2021 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 30th day of August, 2021.

GRANTOR:

Kelly Parton

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Kelly Parton, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 30th day of August, 2021.



Notary Public
My Commission expires: NOV 0 8 2021

Certificate of Authenticity

I, Storey Carver, 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 30, 2021.

Affiant Signature

8/30/2021
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30th day of August 2021.

Rachel Marie Collins
Notary's Signature

My Commission Expires: 3-6-2024

Notary's Seal

