THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 210836736

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $625,000.00.

Affiant

Subscribed and sworn to before me, ~~this~~ 9th day of September, 2021.

Notary Public
My Commission Expires: _____

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MISSION EXPIRES SEPTEMBER 6, 2022

Karen Johnson Davidson County
Batch# 712532 DEEDWARR
09/10/2021 08:28:36 AM 2 pgs
Fees: $13.00 Taxes: $2,312.50

20210910-0121139

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Brian Cecil and Jillian Patricia Rhoads 5103 Elkins Avenue Nashville TN 37209	New Owner	Tax Parcel ID No. 091-15-0-171.00

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, **Margaret Martin, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brian Cecil and Jillian Patricia Rhoads, husband and wife**, ("Grantees"), their successors, 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(s) 1 , as shown on the map entitled Blair Realtors Inc. Subd., of record in Plat Book 5190, page 371, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to MARGARET C. MARTIN, by deed from BETTINA L. BEARD AND PATRICK RYAN, WIFE AND HUSBAND, of record in Instrument No. 20161010-0106758 , dated October 6, 2016 , said Register's Office.

Said property was never the marital residence of Grantor.

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.

General or special taxes and assessments required to be paid in the year 2021 and subsequent years for Map-Par. 091-15-0-171.00.

Matters shown on the Plan of record in Plat Book 5190, page 371, said Register's Office.

This is improved property located at 5103 Elkins Avenue Nashville TN 37209

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 record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 9th day of September, 2021.

Margaret Martin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 9th day of September, 2021.

Notary Public

My Commission Expires: _____

