Aaron Johnson Davidson County
Batch# 719353 DEEDWARR
09/17/2021 03:01:41 PM 2 pgs
Fees: $13.00 Taxes: $2,405.00
20210917-0125463

This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane Ste 115
Franklin, TN 37067
File Number: 7-13776-SL

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $650,000.00.

KATHERINE VINCENT NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 03/03/2025 DAVIDSON COUNTY

Stephanie Woodall
Affiant

Subscribed and sworn to before me, this the 15th day of September, 2021.

Katie Vincent
Notary Public
My Commission Expires: 3-3-2025

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Terrie L. Peterson and Eric C. Peterson 1414 Huffine Street Nashville, TN 37216	New Owner	072-11-0-007.00

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 Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Linda H. Martin, an unmarried woman**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Terrie L. Peterson and Eric C. Peterson, wife and husband**, hereinafter called the Grantees, 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. 5 on the unrecorded Map of Batson Oakley Subdivision. and described according to a copy of a survey thereof, made by Lewis D. Justice, Surveyor, as follows:

BEGINNING at a point in the southerly margin of Huffine Street at a corner of Lots 4 and 5; thence with the lines between said lots, southerly 214.5 feet to the north line of Lot No. 3; thence along the north line of Lots 2 and 3. easterly 43 feet to the corner of Lot 6; thence with the line between lots 6 and 5, northerly 215.6 feet to the south margin of Huffine Street; thence with margin of the some. westerly 49.6 feet to the point of beginning.

Being the same property conveyed to Linda H. Martin by Warranty Deed from South Comfort Development, LLC, a Tennessee limited liability company, of record in Instrument No. 20140715-0062397, Register's Office for Davidson County, Tennessee, dated July 3, 2014 and recorded on July 15, 2014.

This is ☒ improved or ☐ unimproved property located at: **1414 Huffine Street, Nashville, TN 37216.**

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 Grantees 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

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: V-OMR-214414

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 15th day of September, 2021.

GRANTOR:

Linda H. Martin

STATE OF TENNESSEE
COUNTY OF Williamson

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

WITNESS my hand and seal at office this 15th day of September, 2021.

Notary Public
My Commission expires: _____

