Karen Johnson Davidson County
Batch# 728335 DEEDWARR
10/01/2021 09:51:12 AM 2 pgs
Fees: $13.00 Taxes: $2,375.40
20211001-0132147

This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane Ste 115
Franklin, TN 37067
File Number: 7-14092-SL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

VICTORIA V. BUCKNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is $642,000.00.

Affiant

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

Notary Public
My Commission Expires: 05-05-24

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Kathleen Fischer and Mark R. Speck 7032 Meadow Ridge Circle Nashville, TN 37221	~~new owner~~	155-16-0A-240.00-C

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, we, **Joey Martin and Julie Martin, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Kathleen Fischer and Mark R. Speck,** ~~husband and wife~~, 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. 96 on the Plan of Traceside, Section Eight of record in Plat Book 9700, Page 659, 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 Joey Martin and Julie Martin, husband and wife, by Warranty Deed from Kelly M. Basel, unmarried, of record in Instrument No. 20170602-0055352, Register's Office for Davidson County, Tennessee, dated May 30, 2017 and recorded on June 2, 2017.

This is ☒ improved or ☐ unimproved property located at: **7032 Meadow Ridge Circle, Nashville, TN 37221**.

This conveyance is made subject to 1) Property taxes for the year 2022, and thereafter, a lien not yet due and payable. The 2021 taxes have been prorated between the parties as of the date of this instrument, with the Grantees paying their prorated share thereof to the Grantors 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 September, 2021.

GRANTOR:

Joey Martin

Julie Martin

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Joey Martin and Julie Martin, the within named bargainors, 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 September, 2021.

Notary Public
My Commission expires: _____

