This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-13995-RR

Karen Johnson Davidson County
Batch# 730151 DEEDWARR
10/05/2021 11:02:30 AM 3 pgs
Fees: $18.00 Taxes: $1,172.90
20211005-0133673

WHEN RECORDED RETURN TO
Midtown Title, LLC
2920 Berry Hill Dr. #210
Nashville, TN 37204
File No. 1-13995-RR

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $317,000.00.

Affiant

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

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 1/3/2023

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Zachary Jump 716 Clayton Drive Clarksville, TN 37040	CMG Mortgage, Inc., dba CMG Financial 3160 Crow Canyon Road Suite 400 San Ramon, CA 94583	034-07-0A120.00CO

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, **Kristie Martin, Married****, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Zachary Jump, unmarried,** 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. 100 on the Plan of Harbor Village, Phase IV, Revision 1 of record in Plat at Instrument No. 20030723-0102986, which revives and amends in Instrument No. 20030611-0080857 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 Kristie Martin, married by Warranty deed from Eric Sox, married of record in Instrument No. 20081201-0116109 Register's Office for Davidson County, Tennessee, dated November 26, 2008 and recorded on December 01, 2008.

** James E. Martin, Jr. joins in this conveyance to relinquish any and all right, especially marital rights, which he may have in said property by virtue of his marriage to Kristie Martin

This is improved property located at: **379 Harbor Village Drive, 100, Madison, TN 37115.**

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 Grantee paying his/her/their prorated share thereof to the Grantor 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:

Kristie Martin

Kristie Martin

James E. Martin, Jr

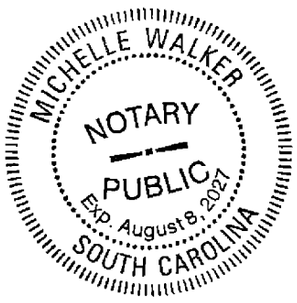
James E. Martin, Jr

STATE OF ~~TENNESSEE~~ South Carolina
COUNTY OF Richland

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Kristie Martin and James E. Martin, Jr, 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 September, 2021.

Notary Public
My Commission expires: 8/8/2027



Certificate of Authenticity

I, Cassidy Lewallen, 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 9.30.21.

Affiant Signature

10-1-21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 1 day of October, 2021.

Notary's Signature
My Commission Expires: 5-7-2024

Notary's Seal

BRIA SAWYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 5-7-2024