Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

WARRANTY DEED

Karen Johnson Davidson County
Batch# 740171 DEEDWARR
10/20/2021 11:13:44 AM 2 pgs
Fees: $13.00 Taxes: $1,285.75

20211020-0140763

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $347,500.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON OCTOBER 14, 2021

NOTARY PUBLIC

MY COMMISSION EXPIRES

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES DECEMBER 15, 2021

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2021-4533

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Alexander M. Martinez and Victoria N. Martinez		128-12-0C-006.00
1102 Woodbury Falls Court	New Owner	
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Trista B. Mabry, an unmarried woman, Dale E. Mabry and wife, Debbie S. Mabry, as joint tenants with rights of survivorship

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Alexander Martinez and Victoria Martinez, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), 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. 1102, on the Plan of Woodbury Townhomes, Phase 1, as shown on the Plat recorded as Exhibit "E" of the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20060310-0028278 and amended in Instrument No. 20080201-0010772, Register's Office for Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Trista B Mabry, an unmarried woman, Dale E. Mabry and wife, Debbie S. Mabry, as joint tenants with rights of survivorship, by deed dated August 6, 2009, and recorded August 7, 2009, from Marquis Homes, LLC., a Tennessee Limited Liability Company, of record in Instrument Number 20090807-0074587, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2021 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 1102 Woodbury Falls Court, Nashville, TN 37221.

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand on October 14th, 2021.

Trista B. Mabry

Dale E. Mabry

Debbie S. Mabry

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, a Notary Public of said County and State, Trista B. Mabry, Dale E. Mabry, and Debbie S. Mabry, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this October 14th, 2021.

Notary Public

My Commission Expires: 3/29/25

NICOLE YURJEVICH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: 2021-4533

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

270 Franklin Road, Suite 160

Brentwood, TN 37027