Karen Johnson Davidson County
Batch# 741982 DEEDWARR
10/22/2021 02:59:30 PM 3 pgs
Fees: $18.00 Taxes: $1,128.50
20211022-0142464

Prepared By & Return To:
Southern Title, LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075
21-0555

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 305,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 15th day of October, 2021

Notary Public

Commission Expires 6/19/2023

PATTI B GARNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Music City Monopoly Company, LLC 369 Harbor Village Drive Madison, TN 37115	**New Owner**	034-07-0A-115.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Vernon R. Martin, married

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Music City Monopoly Company, LLC, a Limited Liability Company

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 Unit No. 95 (also referred to as Lot No. 95 on some deeds) on the Plan of Harbor Village, Phase IV, Revision 1, a Horizontal Property Regime with Private Elements, as shown on the Townhomes Property Line Exhibit to the Second Amendment to Declaration of Covenants, Conditions and Restrictions for Harbor Village, Phase IV, a Horizontal Property Regime with Private Elements, of record in Instrument Number 20050120-0007505, in the Register's Office of Davidson County, Tennessee, and as established by Declaration of Covenants, Conditions and Restrictions for Harbor Village, Phase IV, a Horizontal Property Regime with Private Elements recorded in Instrument Number 20030611-0080857, as amended in Instrument Number 20030723-0102986 and Instrument Number 20050120-0007505, which was corrected by Instrument Number 20050729-0088636, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Vernon R. Martin by Quitclaim Deed from Vernon R. Martin and Robert E. Martin, Co-Executors of the Estate of Willie Ray Martin, deceased, dated 3/23/2021 and recorded 4/6/2021 in Instrument Number 20210406-0044584; and the same property previously conveyed to Willie R. Martin, unmarried, by Warranty Deed from Rita F. Wright now known as Rita F. Jones and Ralph Jones, wife and husband, dated 8/27/2009 and recorded 8/31/2009 in Instrument Number 20090831-0081394, Register's Office for Davidson County, Tennessee. The said Willie R. Martin died testate on August 20, 2020. Pursuant to her Last Will and Testament entered 10/8/2020 in Docket No. 20P-1555 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division), she devised the subject property to her son, Vernon R. Martin.

Subject property is not the principal residence of the grantor, nor the grantor's spouse.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 369 Harbor Village Drive, Madison, TN 37115.

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 so 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. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

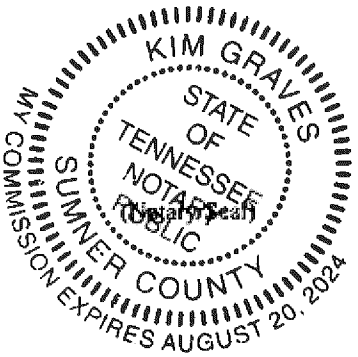
Dated this the 15th day of October, 2021.

Vernon R. Martin

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Vernon R. Martin** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 15th day of October, 2021.



Kim Graves
Notary Public
My Commission Expires: 8-20-24

Certificate of Authenticity

I, Traci Sellers, do hereby make oath that I am a licensed attorney and/or 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 October 15, 2021.

Traci Sellers
Affiant Signature

10-18-2021
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 18th day of October, 2021.

Patti B Garner
Patti B. Garner

My Commission Expires: 6-19-2023

