Karen Johnson Davidson County
Batch# 743246 DEEDWARR
10/25/2021 02:38:03 PM 2 pgs
Fees: $13.00 Taxes: $825.10
20211025-0143333

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 210937619

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $223,000.00.

David Wayne Martin
Affiant

Subscribed and sworn to before me, this 21st day of October, 2021.

William E. Grones
Notary Public
My Commission Expires: 03/07/2023

DAVIDSON COUNTY STATE OF TENNESSEE NOTARY PUBLIC WILLIAM E. GRONES

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
David Wayne Martin and Sylvia Martin 1208 Westridge Court Antioch TN 37013	New Owner	Tax Parcel ID No. 173 01 0 253.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Margaret Joan Hamrick** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **David Wayne Martin and Sylvia Martin, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 4-B on the Plan of the Lots 1 thru 5 and 7 thru 16, Zone Lot Divison, Dreamland Estates Southeast, Section 3, as of record in Book 6250, page 282, Register's Office for Davidson County, Tennessee to which plat reference is hereby made.

Being the same property conveyed to Margaret Joan Hamrick, unmarried, by Quitclaim Deed from Robert P. Hamrick, unmarried, of record in Instrument No. 20141223-0117168, in the Register's Office of Davidson County, Tennessee, dated December 17, 2014 and recorded on December 23, 2014.

Being the same property conveyed to Robert P. Hamrick, unmarried, by Warranty Deed from Cheryl Lynn, unmarried, of record in Instrument No. 20080718-0073940, in the Register's Office of Davidson County, Tennessee, dated July 11, 2008 and recorded on July 18, 2008.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2021 and subsequent years, not yet due and payable.
Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Lots 1 thru 5 and 7 thru 16, Zone Lot Divison, Dreamland Estates Southeast, Section 3, as recorded in Plat Book 6250, Page(s) 282.
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section 3, Dreamland Estates Southeast, as recorded in Plat Book 5200, Page(s) 649.
Covenants, Conditions and Restrictions as set forth in Covenants recorded in Book 6376, Page 121.

This is improved property located at 1208 Westridge Court Antioch TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

Return to:
Rudy Title and Escrow, LLC
3912 21st Avenue South
Nashville, TN 37212
BELAM-21-1208

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 21st day of October, 2021.

Margaret Joan Hamrick

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Margaret Joan Hamrick, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of October, 2021.

Notary Public
My Commission Expires:

