BOX 10-B	
Karen Johnson Davidson County Batch# 783654 DEEDWARR 01/04/2022 10:27:04 AM 2 pgs Fees: $13.00 Taxes: $749.25 20220104-0001074	STATE OF TENNESSEE COUNTY OF **DAVIDSON** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$282,500.00** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **3RD** DAY OF **JANUARY, 2022.** Notary Public MY COMMISSION EXPIRES: **MAY 2, 2022** (AFFIX SEAL)

LEE A. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SAMANTHA TRIER MARTINEZ & JORGE MARTINEZ	**FIRST BANK**	**095-12-0-153.00**
(NAME) **2706 MCKEIGE DRIVE**	(NAME) **722 COLUMBIA AVE.**	
(ADDRESS) **NASHVILLE, TN 37214**	(ADDRESS) **FRANKLIN, TN 37064**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **WE, ROBERT A. JACKSON, JR. AND ANNE ELISE COLLARD,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SAMANTHA TRIER MARTINEZ AND JORGE MARTINEZ, WIFE AND HUSAND,** 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. 28, as shown on the map entitled Perry Heights, of record in Plat Book 2900, page 18, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to JERRY BEDSAUL AND WIFE, CATHERINE S. BEDSAUL, by deed from JEANNE Y. CONROY FAWBUSH AND RAYETTE M. BOULANGER, of record in Book 7585, page 289, dated June 27, 1988, said Register's Office. JERRY BEDSAUL having since died leaving CATHERINE S. BEDSAUL ALSO KNOWN AS MILDRED C. BEDSAUL as surviving tenant by the entirety. CATHERINE S. BEDSAUL ALSO KNOWN AS MILDRED C. BEDSAUL having since died testate on or about August 28, 2019. Pursuant to the Last Will and Testament of MILDRED CATHERINE BEDSAUL, in The Seventh Circuit Court for Davidson County, Tennessee, Case No. 20P233, said property was devised to ROBERT A. JACKSON, JR. AND ANNE ELISE COLLARD.

This conveyance is subject to matters on the Plan of record in Plat Book 2900, Page 18; Restrictive Covenants of record in Book 2928, page 445 and Book 11421, page 498; and any and all other easements, restrictions and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

****This is not the principal residence of either of the grantors.****

Unimproved ( )
This is improved(**X**) property, known as **2706 MCKEIGE DRIVE, NASHVILLE, TN 37214**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 our hands this 3rd day of January, 2022.

ROBERT A. JACKSON, JR.

ANNE ELISE COLLARD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Robert A. Jackson, Jr. and Anne Elise Collard**, the bargainors, 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 Nashville, Tennessee this 3rd day of January, 2022.

My Commission expires: **May 2, 2022**

Notary Public

