Karen Johnson Davidson County
Batch# 793799 DEEDWARR
01/21/2022 10:30:42 AM 2 pgs
Fees: $13.00 Taxes: $1,184.00
20220121-0008039

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $ 320,000.00

Affiant Signature

Subscribed and sworn to before me on this the 19th day of January, 2022.

Notary Public
My Commission expires: 2/25/25

SILVIA BERMUDEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

NAME AND ADDRESS OF PROPERTY OWNER:
William Mark Midkiff Jr and William Mark Midkiff
441 Dawn Dr., Nashville, TN 37211-3507

SEND TAX BILLS TO:
William Mark Midkiff Jr and William Mark Midkiff
441 Dawn Dr., Nashville, TN 37211-3507

MAP AND PARCEL NUMBER: 13312017200

WARRANTY DEED
21NT03400

Effective the 19th day of January, 2022 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Carla D. Martin and Marcus D. Martin, wife and husband

Hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto

William Mark Midkiff Jr, an unmarried man and William Mark Midkiff, a married man, as Tenants in Common

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 139 on the Plan of Section Two, Greenwood Hills, of record in Book 4955, Page 31, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property as conveyed to Carla D. Martin and Marcus D. Martin, wife and husband by Quitclaim Deed from Carla D. Martin formerly known as Carla D. Riddle and Marcus D. Martin, wife and husband dated 05/04/2018 recorded 05/17/2018, as Document Number 20180517-0047448, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as: 441 Dawn Dr., Nashville, TN 37211-3507

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 this the 19th day of January, 2022.

Carla D. Martin

Carla D. Martin

Marcus D. Martin

Marcus D. Martin

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Carla D. Martin and Marcus D. Martin,** the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this the 19th day of January, 2022.

Notary Public
My commission expires: 2/25/25

SILVIA BERMUDEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY