WARRANTY DEED

Karen Johnson Davidson County
Batch# 800722 **DEEDWARR**
02/04/2022 02:13:17 PM 2 pgs
Fees: $13.00 Taxes: $666.00

20220204-0013437

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of February, 2022

Notary Public

MY COMMISSION EXPIRES: 9-14-2022

(AFFIX SEAL)

JENNY AMERHOFF STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Southeast Title of Murfreesboro, LLC, 805 South Church Street, Suite 11, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ryan Edwards	Celebrity Home Loans, LLC	073-07-0-189.00
(NAME)	(NAME)	
2409 Robbie Court	1 Mid America Plaza, Suite 800	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Oakbrook Terrace, IL 60181	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Micheal L. Martin Jr., unmarried,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Ryan Edwards, unmarried,** 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:

BEING Lot No.23A, Section 4, Cabin Hill, on the Zone Lot Division of Lots 22 through 26, 38, and 39, Section 4, and Lots 41, 42, and 43, Section 3, Cabin Hill, as shown by plat of record in Plat Book 6250, Page 523, amending Plat Book 5700, Page 795, of the Register's Office of Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Micheal L. Martin Jr., unmarried by deed from Mandy J. Judkins Emery, a married woman and husband, Lance Emery, dated 10-21-14 of record in Instrument #20141028-009542, Register's Office for said County.

unimproved ☐

This is improved ☑ property, known as 2409 Robbie Court, 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 my hands this 1st day of February, 2022.

Micheal L. Martin Jr.

State of Tennessee
County of Davidson

Personally appeared before me Micheal L. Martin Jr., with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 1st day of February, 2022.

Notary Public Jenny Averhoff
My Commission Expires: 9-19-2022

File No.: 2598

