Karen Johnson Davidson County
Batch# 802859 DEEDWARR
02/09/2022 01:35:30 PM 3 pgs
Fees: $18.00 Taxes: $1,609.50
20220209-0015093

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20216409

After Recording Return To The Above.

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$435,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 13th day of January, 2022.

JAMES K STERLING STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-26-2025

Notary Public
My Commission Expires: 1-26-25

WARRANTY DEED

THIS INDENTURE, made this 13th day of January, 2022, among:

MARK WILLIAMS, AN UNMARRIED MAN

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

MICHAEL JOESPH MARTINHO AND KAYLA MARIN DECESARE, HUSBAND AND WIFE

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Aspen Heights of record in Book 9700, Page 312, Register's Office for said County, to which Plan reference is made for a complete description.

Being the same property conveyed to Mark Williams by Warranty deed from Phyllis Robinson, married of record in Instrument No. 20130718-0074524 Register's Office for Davidson County, Tennessee, dated July 17, 2013 and recorded on July 18, 2013.

Being also known as 165 Hicks Rd Apt 1 Nashville, Tennessee 37221.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Mark Williams

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Mark Williams, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 13th day of January, 2022.

Notary Public
My Commission Expires:_____

NICK HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-20-2022

Owner Name & Property Address:

Name: Michael and Kayla Martinho
Address: 165 Hicks Rd Apt 1
City, State, Zip: Nashville, TN 37221

Responsible Party For Taxes:

Name: INTEGRITY NORTHSIDE SERVICES
Address: 5815 N. SAM HOUSTON PKWY, W #300
City, State, Zip: HOUSTON, TX 77086

Tax ID: 142-11-0C-001.00-CO

True Copy Certification

I, Yvette Meldrum, 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 JAN 19, 2022.

Affiant Signature _____

JAN 19, 2022

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 19TH day of JAN. 2022.

_____
Notary's Signature

MY COMMISSION EXPIRES: 1.26.25

