PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

RETURNED TO:

WARRANTY DEED

Karen Johnson Davidson County
Batch# 814807 DEEDWARR
03/03/2022 11:47:34 AM 2 pgs
Fees: $13.00 Taxes: $2,040.55

20220303-0024386

KIM MURRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $551,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 DAY OF March, 2022.

Notary Public

MY COMMISSION EXPIRES: 3/20/22 (AFFIX SEAL)

File #22-KA-1618-Pilk

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Alexa Kisling		
(NAME)	(NAME)	
1618 Marsden Avenue	New Owner	**072-11-2E-003.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ROBERT MARTIN, III, A SINGLE MAN AND ROBERT MARTIN, JR., A MARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ALEXA KISLING, AN UNMARRIED WOMAN** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. C, on the Horizontal Property Regime for The Town homes at 1616 Marsden Avenue, as recorded in the Master Deed establishing a Horizontal Property Regime for The Townhomes at 1616 Marsden Avenue of record in Instrument No. 20190102-0000413 and corrected in Instrument No. 20190107-0001585 and Instrument No. 20190123-0006665, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to Robert N. Martin III, a single man as his sole and separate property, and Robert Martin, Jr., a married man by Warranty deed from Urban Dwell Homes GP, a Tennessee General Partnership of record in Instrument No. 20191211-0127715 Register's Office for Davidson County, Tennessee, dated December 06, 2019 and recorded on December 11, 2019.

The said Robert Martin, Jr. does hereby affirm that said property was never his principal marital residence.

This conveyance is subject to:
* Taxes for the year 2022 and subsequent years.
* Plan of record in Plat Book 332, Page (s) 136 and 137, Register's Office for Davidson County, Tennessee.
* Covenants, Conditions and Restrictions of record in Instrument Number 20190102-0000413 and First amendment in Instrument No. 20190107-0001585 and Second amendment in Instrument No. 20190123-0006665, Register's Office for Davidson County, Tennessee.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **1618 Marsden Avenue, Nashville, TN 37216**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 2nd day of March, 2022.

Robert Martin, III

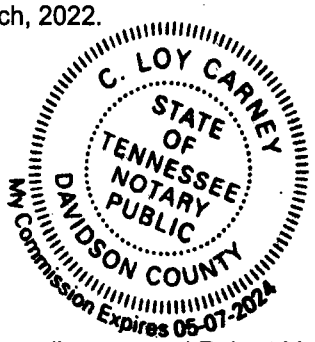
Robert Martin, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of March, 2022, before me personally appeared Robert Martin, III, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 2nd day of March, 2022.

Notary Signature
My commission expires:

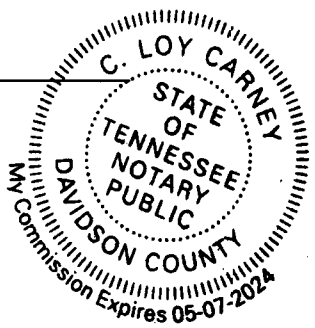


STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of March, 2022, before me personally appeared Robert Martin, Jr., to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 2nd day of March, 2022.

Notary Signature
My commission expires:



RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204