35512-8

Box 14

Davidson County
Batch# 822944 DEEDWARR
03/16/2022 10:34:33 AM 2 pgs
Fees: $13.00 Taxes: $1,572.50
20220316-0030577

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 11 DAY OF MARCH, 2022.

Notary Public

MY COMMISSION EXPIRES: JENNIFER WEST NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kyle Martin and April Martin	SWBC Mortgage Corporation	
(NAME)	(NAME)	
926 Malquin Dr.	9311 San Pedro Ave., Ste. 100	061-07-0-021.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Emma Jenell Sargent, a single person**, HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kyle Martin and April Martin, husband and wife,** HEREINAFTER CALLED THE GRANTEE, HIS/HER/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 all of Lot No. 30 and the easterly one half of Lot No. 29 Block I on the plan of "Broadmoor" Section #2, as of record in Book 547, Page 174, Register's Office for said County.

Said part of Lot No. 29 front 25 feet on the southerly side of Malquin Drive and runs back between parallel lines along the west margin of Lindall Street 155 feet to a dead line.

**Said Lot No. 30 fronts 50 feet on the south side of Malquin Drive and runs back between parallel lines along the west margin of Lindell Street,
155 feet to a dead line.**

By Ordinance No 087-1899 a portion of Lindell Street adjoining the above described lots was closed and abandoned by the Metropolitan Government of Davidson County. Also conveyed are whatever rights grantors may have in said portion of the closed street.

Being the same property conveyed to Emma Jenell Sargent, a single person by Warranty deed from Randall L. Wilson and Jane Wilson, husband and wife of record in Instrument No. 20041118-0138682 Register's Office for Davidson County, Tennessee, dated November 10, 2004 and recorded on November 18, 2004.

Conveyance of the above described property is subject to the following: 1) The Plan of record in Plat Book 547, Page 174, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Taxes for the current year prorated and assumed by the Grantee.

This is improved x property, known as 926 Malquin Dr. Nashville, TN 37216
(unimproved)
(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 hand this 11th day of March, 2022.

Emma Jenell Sargent

STATE OF MARYLAND
COUNTY OF St. Mary's

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Emma Jenell Sargent**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 11th day of March, 2022.

Notary Public

My Commission Expires: 1/6/2026

WATONIA HENDERSON
Notary Public - State of Maryland
Charles County
My Commission Expires Jan 6, 2026