Karen Johnson Davidson County
Batch# 836387 DEEDWARR
04/08/2022 09:35:30 AM 3 pgs
Fees: $18.00 Taxes: $1,239.50
20220408-0041000

Prepared By & Return To:
Tennessee Title Services LLC-Brentwc
7000 Executive Center Dr
290
Brentwood, TN 37027
B-22-1172

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00

Claire Freeman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 29th day of March, 2022

Notary Public

Commission Expires: 1-11-26

SAMANTHA SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Natasha Edwards and Dustin Herr 1434 Mohawk Trail Madison, TN 37115	Movement Mortgage, LLC 8024 Calvin Hall Road Indian Land, SC 29707	063-02-0-009.00

WARRANTY DEED

FOR AND IN 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, I/WE,

Brandon Adams, Trustee of The 1434 Mohawk Trail Trust

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Dustin Herr, a single man and Natasha Edwards, a single woman

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:

Land in Davidson County, Tennessee, being Lot No. 47 on the Plan of Nawakwa Hills, Powwow Addition, Section No. 2 of record in Plat Book 974, Page 10, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jerry R. Martin and wife, Brenda A. Martin by Warranty Deed from W. H. Dorris and Associates Inc. of record in Book 8187, Page 372, Register's Office for Davidson County, Tennessee, dated August 24, 1990 and recorded on September 04, 1990. (Value or consideration shown in aforementioned deed $61,900.00.)

The said Jerry R. Martin having died on or about February 22, 2006, leaving Brenda A. Martin as surviving tenant by the entirety.

Being the same property conveyed to Brandon Adams, Trustee of The 1434 Mohawk Trail Trust by Warranty deed from Brenda A. Martin, a widow of record in Instrument No. 20211223-0169949 Register's Office for Davidson County, Tennessee, dated December 16, 2021 and recorded on December 23, 2021.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1434 Mohawk Trail, Madison, TN 37115

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 so 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.

Dated this the 29th day of March, 2022.

The 1434 Mohawk Trail Trust

By: _____
Brandon Adams, Trustee

STATE OF TENNESSEE COUNTY OF DAVIDSON

On this 29th day of March, 2022, before me personally appeared Brandon Adams, Trustee of The 1434 Mohawk Trail Trust, 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 29th day of March, 2022.

_____
Notary Signature
My commission expires: 1-11-26

SAMANTHA SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 March 29th 2022.

Affiant Signature

4/1/22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 4/1/22.

Notary Public

My Commission Expires: 5.23.23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON