Prepared By & Return To:
Southern Title, LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075
22-0140

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 7th day of April, 2022

Notary Public

Commission Expires: 6-23-25

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Address of New Owner	Send Tax Bills To:	Map & Parcel
CDH Properties, LLC 4862 Lynn Drive Nashville, TN 37211	New Owner	071-08-0-320.00

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,

James H. Martin, heir at law of Tracy Thomas Martin

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

CDH Properties, LLC, a Tennesseee limited liability company

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. 39 on the Plan of Joywood, as of record in Book 974, Page 45, Register's Office for Davidson County, Tennessee.

SAID Lot No. 39 fronts 50 feet on the westerly side of Joy Circle and runs back between parallel lines, 150 feet to a dead line.

BEING the same property conveyed to Bettye G. Carter Martin and husband, Tracy Thomas Martin by Quitclaim Deed Creating Tenancy by the Entirety from Bettye G. Carter Martin, dated 2/2/2007 and recorded 2/14/2007 in Instrument Number 20070214-0018675; and the same property previously conveyed to Bettye G. Carter by Warranty Deed from Sammy Burnett and wife, Brenda Burnett, dated 3/20/1998 and recorded 3/24/1998 in Book 10851, Page 75, Register's Office for Davidson County, Tennessee.

The said Bettye G. Carter Martin is reported to have died on 8/15/18, leaving the property vested solely in Tracy Thomas Martin.

The said Tracy Thomas Martin died intestate on 9/6/21, leaving as his sole heirs at law his brothers, James Houston Martin and Warren Martin. Warren Martin was appointed as Administrator per Order of Intestate Administration filed 1/6/2022 in Docket No. 21P-2450 in the Second Circuit Court for Davidson County, Tennessee (Probate Division). Warren Martin (aka Warren Timothy Martin) has since died intestate on January 19, 2022. James H. Martin is the sole heir at law of Tracy Thomas Martin and the sole heir at law of Warren Martin.

Affidavits of Heirship of record in Instrument Nos. 20220411-0041606 20220411-0041607, 20220411-0041608, 20220411-0041609, and 20220411-0041610, Register's Office for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 837566 DEEDWARR
04/11/2022 09:57:33 AM 2 pgs
Fees: $13.00 Taxes: $832.50

20220411-0041611

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: 1851 Joy Circle Nashville, TN 37207.

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 uses, 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 7th day of April, 2022.

James H. Martin

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **James H. Martin,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 7th day of April, 2022.

Notary Public
My Commission Expires: 8/20/24

(Notary Seal)

