RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QTN-7159-2022

WARRANTY DEED

Karen Johnson Davidson County
Batch# 840349 **DEEDWARR**
04/18/2022 09:42:54 AM 2 pgs
Fees: $13.00 Taxes: $2,316.20

20220418-0043975

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $626,000.00.

Amanda Bruner
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 day of April, 2022

NOTARY PUBLIC

My commission expires: 10/26/24

CHRISTINE N MAROON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Commission Expires

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carly Ann Cambron 5819 A Maxon Ave Nashville TN 37209	Same address as new owner	91-10-0C-001.00

FOR AND IN CONSIDERATION of the sum of SIX HUNDRED TWENTY SIX THOUSAND AND 00/100 Dollars ($626,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **JAMES MARTIN AND TAYLOR MARTIN F/K/A TAYLOR WHITE, HUSBAND AND WIFE**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **CARLY ANN CAMBRON**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit A as shown on Exhibit B of the Declaration of Covenants, Conditions and Restrictions for Homes at 5819 Maxon Avenue, a Horizontal Property Regime with Private Elements, as of record in Instrument #20150213-0013290, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said Unit.

Being the same property conveyed to James Martin and Taylor White from Erin K. Rieley and David J. Rieley, wife and husband, by Warranty Deed dated November 16, 2018 and recorded November 19, 2018 in Instrument #20181119-0113605, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _X__ improved property, known as: 5819A Maxon Avenue, Nashville, TN 37209

HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2022 property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 7th day of April, 2022

GRANTOR(S)

James Martin

Taylor Martin f/k/a Taylor White

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, James Martin and Taylor Martin f/k/a Taylor White, 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 seal, this the 7 day of April, 2022.

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 08-27-2022

Notary Public

Jennifer L. Pennell
Printed Notary Name

My commission expires: _____