WARRANTY DEED

Karen Johnson Davidson County
Batch# 841626 DEEDWARR
04/19/2022 10:57:30 AM 2 pgs
Fees: $13.00 Taxes: $1,054.50
20220419-0044843

STATE OF TENNESSEE
COUNTY OF _____

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00.

Linda M Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE8TH DAY OF APRIL, 2022.

Notary Public

MY COMMISSION EXPIRES: 8/1/22
(AFFIX SEAL)

ANDREW H. MALONE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Olivia Pedego, McMichael & Gray, P.C., 22 Century Blvd, Suite 450, Nashville, TN 37214

File No.: TN-NAS-220252-PUR

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Michael Dontane Ezell	Highlands Residential Mortgage, LTD	092-05-0-299.00
(NAME)	(NAME)	
3319 Clifton Ave	950 W. Bethany Drive Suite 800	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Allen TX 75013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **RODNEY A. MARTIN, JR., A MARRIED MAN**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL DONTANE EZELL, A SINGLE MAN**, 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 Lots No. 76 and 77 on the Plan of G.E. Jackson's Subdivision of the Marable Lot, as of record in Book 161, Page 86, Register's Office for Davidson County, Tennessee.

Said Lot Nos. 76 and 77 adjoin and front together 78 feet on the Southerly side of Clifton Pike, or Road, and run back between parallel lines, 115 feet, more or less, to an alley.

Being the same property conveyed to Rodney A Martin, Jr by Warranty deed from Randall L. Tanley and Patricia Tanley of record in Instrument No. 20070416-0045446 Register's Office for Davidson County, Tennessee, dated March 28, 2007 and recorded on April 16, 2007.

Being the same property conveyed to Rodney Martin and Brian Thomas, as tenants in common, by Quit Claim deed from Rodney Martin of record in Instrument No. 20070725-0088094 Register's Office for Davidson County, Tennessee, dated April 18, 2007 and recorded on April 25, 2007.

Being the same property conveyed to Rodney A. Martin, Jr., a married man, from Brian Thomas and wife, Lakeshia Thomas, husband and wife, by Quitclaim Deed dated April 6, 2022, of record in Instrument No. _____20220419004484 2____, in the Register of Deeds Office for Davidson County, Tennessee.

Rodney A. Martin, Jr. and Rodney Martin are one and the same person.

The above referenced property is and has never been the primary residence of the Grantor.

This is improved property known as 3319 Clifton Ave., Nashville, TN 37209

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, his heirs and assigns forever; and I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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 8th day of April, 2022.

Rodney A. Martin, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of April, 2022, before me personally appeared **Rodney A. Martin, Jr.**, to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 8th day of April, 2022

Commission Expires: 10/2/2023

Notary Public

VENIKKIA BRANCH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

I, Andy Maloney, 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 4/8/2022 (date of document).

Affiant Signature
Date 4/8/2022

State of TN
County of Williamson

Sworn to and subscribed before me this 8 day of April, 2022

Notary's Signature
MY COMMISSION EXPIRES: 6/26/24

LAURA JANE SHOUN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY