This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-17289-AP

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $415,000.00.

Affiant

Subscribed and sworn to before me, this the 16th day of May, 2022.

Notary Public
My Commission Expires: 11-6-2024

Karen Johnson Davidson County
Batch# 856513 DEEDWARR
05/17/2022 10:44:40 AM 2 pgs
Fees: $13.00 Taxes: $1,535.50
20220517-0056603

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Kelly Lynn Martin 7420 Birkdale Place Nashville, TN 37221	Paramount Residential Mortgage Group Inc. 1265 Corona Pointe Court Suite 301 Corona, CA 92879	142-06-0-082

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Damien E. Boyd, Trustee of Bentrup Trust dated March 15, 2019,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Kelly Lynn Martin, an unmarried woman,** hereinafter called the Grantee(s), 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 Lot No. 6 on the Plan of Final Plat, Birkdale Place of record in Plat Book 7900, Page 971, 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 Damien E. Boyd, Trustee of the Bentrup Trust dated March 15, 2019, by Quitclaim Deed from Helen P. Bentrup, an unmarried person, dated March 15, 2019 and recorded on March 18, 2019, of record in Instrument No. 20190318-0024261, Register's Office for Davidson County, Tennessee.

This is improved property located at: **7420 Birkdale Place, Nashville, TN 37221**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16th day of May, 2022.

GRANTOR:

Bentrup Trust dated March 15, 2019

By: _____ Trustee

Damien E. Boyd, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Damien E. Boyd, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Trustee Bentrup Trust dated March 15, 2019, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 16th day of May, 2022.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public
My Commission expires: 11-6-2024