WARRANTY DEED



STATE OF TN
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00.

Jennifer Pennell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF MAY, 2022.

Katherine Warren
Notary Public

MY COMMISSION EXPIRES: 3/22/26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 4275 Central Pike, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Derrell Thomas Seigler, Jr and Casey Lauren Mask		Parcel ID: 065 09 0 101.00
(NAME) 4745 Cascade Drive	(NAME) New Owner	
(ADDRESS) Old Hickory, TN 37138	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Dawna Martin, a married woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Derrell Thomas Seigler, Jr, a single man and Casey Lauren Mask 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:

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

Being Lot No. 313 on the Plan of Section Four, Sherwood Forest, as shown on plat of record in Plat Book 4460, page 182-183, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

Being the same property conveyed to Willard R. Stinson and wife, Angela C. Stinson from George Snodgrass, Harry Snodgrass and Jerry Snodgrass by Deed dated November 11, 1995 and recorded on November 15, 1995 in Book 9151, Page 25, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Angela C. Stinson from Willard R. Stinson by Quitclaim Deed dated June 23, 1995 and recorded on August 23, 1995 in Book 9770, Page 816, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Angela C. Smith from Angela C. Stinson by Quitclaim Deed dated December 6, 2002 and recorded on December 26, 2002 in Instrument No. 20021226-0158476, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to DZ Investments LLC, a Tennessee Limited Liability Company from Angela C. Smith, a single woman by Warranty Deed dated November 15, 2021 and recorded on November 19, 2021 in Instrument No. 20211119-0154162, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Music City Holdings, LLC from DZ Investments LLC, a Tennessee Limited Liability Company by Warranty Deed dated December 3, 2021 and recorded on December 8, 2021 in Instrument No. 20211208-0162795, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Dawna R. Martin from Music City Holdings, LLC by Warranty Deed dated December 3, 2021 and recorded on December 15, 2021 in Instrument No. 20211215-0165760, Register's Office for Davidson County, Tennessee.

***The subject property was never used as the principal residence of the Grantor or her spouse.**

Karen Johnson Davidson County
Batch# 857046 DEEDWARR
05/17/2022 11:16:30 AM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20220517-0056665

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 4745 Cascade Drive, Old Hickory, TN 37138

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. 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 our hands this 6th day of May, 2022

Dawna Martin

STATE OF Tennessee

COUNTY OF Davidson

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

Witness my hand and official seal, this the 6th day of May, 2022.

Notary Public

My Commission Expires: 1/5/26

(SEAL)

RHONDA HENRY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 5/6/22 (date of document).

Jennifer L. Pennell

5/9/22

Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 9 day of May, 2022.

Notary's Signature

My Commission Expires: 3/22/26

Notary's Seal

