Karen Johnson Davidson County
Batch# 860512 DEEDWARR
05/23/2022 10:17:30 AM 5 pgs
Fees: $28.00 Taxes: $1,406.00
20220523-0059413

Commitment Number: 29641072

After Recording Return To:
ServiceLink, LLC
1400 Cherrington Parkway
Moon Township, PA 15108

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg PLLC, Attorneys At Law, 101 South Reid Street, Suite 307, Sioux Falls, South Dakota 57103 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
ROBERT JAMES MARTIN, 5102 Dixson Dr., Erie, PA 16509-1740

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
081 02 0G 001.00

GENERAL WARRANTY DEED

JAMES ROBERT MARTIN, unmarried, whose mailing address is **1920 Vassar Dr. NE, Unit 20, Albuquerque, NM 87106-2561**, hereinafter grantor, for $380,000.00 (Three Hundred Eighty Thousand Dollars and Zero Cents) in consideration paid, grants, with general warranty covenants to **ROBERT JAMES MARTIN**, a married man, as sole and separate property, hereinafter grantee, whose tax mailing address is **5102 Dixson Dr., Erie, PA 16509-1740**, the following real property:

SITUATED IN THE COUNTY OF DAVIDSON AND STATE OF TENNESSEE. LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 1721A ON THE PLAN OF HOMES AT 1721 NUBELL STREET, AND OF RECORD EXHIBIT "B" OF INSTRUMENT NO. 20160404-0032116, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION. BEING THE SAME PROPERTY CONVEYED TO JAMES ROBERT MARTIN UNMARRIED FROM RK DEVELOPMENT LLC, DATED 07/28/2017, RECORDED 08/02/2017, DEED INSTRUMENT # 20170802-0078906, COUNTY OF DAVIDSON, STATE OF TENNESSEE.

Property Address is: 1721A Nubell St., Nashville, TN 37208-1043

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed recorded as Instrument No. 20170802-0078906 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 081 02 0G 001.00

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to general warranty covenants, the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Executed by the undersigned on December 30, 2021:

JAMES ROBERT MARTIN

STATE OF New Mexico
COUNTY OF Bernalillo

The foregoing instrument was acknowledged before me on December 30, 2021 by **JAMES ROBERT MARTIN** who is personally known to me or has produced his NM Drivers License as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Yvonne R. Ennenga
Notary Public

Official Seal
YVONNE R. ENNENGA
Notary Public
State of New Mexico
My Comm. Expires 7/25/24

Maximum principal indebtedness for Tennessee recording tax purposes is _____.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of ~~Texas~~ upe New Mexico
County of Bernalillo

$380,000.00

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is ~~$380,000.00~~ JM, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 30 day of December, 2021.

Affiant

James Martin
Print Name

Official Seal
YVONNE R. ENNENGA
Notary Public
State of New Mexico
My Comm. Expires 7/25/24

(Seal)

Yvonne R. Ennenga
Notary Public

My commission expires:

7/25/2024

Yvonne R. Ennenga
Print Name

Tennessee Certification of Electronic Document

I, Kathy Jo Peak, 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 12/30/2021 (date of document).

Kathy Jo Peak
Affiant Signature

5/11/2022
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 11th day of May, 2022.

Commonwealth of Pennsylvania - Notary Seal
Lissette Anne Moree, Notary Public
Allegheny County
My commission expires May 4, 2026
Commission number 1223847
Member, Pennsylvania Association of Notaries

Notary's Signature

MY COMMISSION EXPIRES: 5/4/2026

NOTARY'S SEAL