THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow Corporation 5107 Maryland Way Brentwood, TN 37027 P22-13371-BW	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 2,250,000.00. Margaret Smith Affiant
Karen Johnson Davidson County Batch# 861313 DEEDWARR 05/23/2022 02:53:39 PM 2 pgs Fees: $13.00 Taxes: $8,325.00 20220523-0059770	SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF May, 2022 S. Denise Woods Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

SANDRA DENISE WOODS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 05-20-2024

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Quentine Timothy Boyd, et al	First Bank	
6302 Jocelyn Hollow Road	211 Commerce Street #300	115-15-0-091.00
Nashville, TN 37205	Nashville TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **William David Martin and Julee Schroeder Martin, Trustees of the Martin Family Trust dated June 21, 2019**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Quentine Timothy Boyd and wife, Vickie W. Boyd, as tenants by the entirety, an undivided one-half (1/2) interest, and to Robert Alexander Leathers and wife, Meredith B. Leathers, as tenants by the entirety, an undivided one-half (1/2) interest, the half interests, as they relate to one another, to be held as tenants in common**

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 Lot No. 73 on the Plan of West Meade Farms, Inc., Section D, as of record in Book 1835, pages 40 & 41, Register's Office for Davidson County, Tennessee.

Said Lot No. 73 fronts 200 feet on the Northerly side of Jocelyn Hollow Road and runs back between parallel lines, 400 feet to a dead line.

Being the same property conveyed to William D. Martin and wife, Julee S. Martin by Warranty deed from Margaret George Walker, unmarried of record in Instrument No. 20000601-0054257 Register's Office for Davidson County, Tennessee, dated May 31, 2000 and recorded on June 01, 2000.

Being the same property conveyed to William David Martin and Julee Schroeder Martin, Trustees of the Martin Family Trust dated June 21, 2019 by Quitclaim deed from William D. Martin and wife, Julee S. Martin of record in Instrument No. 20190925-0097636 Register's Office for Davidson County, Tennessee, dated June 21, 2019 and recorded on September 25, 2019.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **6302 Jocelyn Hollow Road, Nashville, TN 37205**

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 the 20th day of May, 2022.

Martin Family Trust

BY: William David Martin, Trustee
William David Martin, Trustee

BY: Julee Schroeder Martin, Trustee
Julee Schroeder Martin, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **William David Martin** with whom I am personally acquainted and who upon his/her oath acknowledged himself to be the **Trustee** of the **Martin Family Trust dated June 21, 2019,** the within named bargainor, and Trust, and that he as such Trustee being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **William David Martin** as such **Trustee.**

Witness my hand and official seal this the 20th day of May, 2022.

My Commission expires: 10-2-2023

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Julee Schroeder Martin** with whom I am personally acquainted and who upon his/her oath acknowledged herself to be the **Trustee** of the **Martin Family Trust dated June 21, 2019,** the within named bargainor, and Trust, and that she as such Trustee being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Julee Schroeder Martin** as such **Trustee.**

Witness my hand and official seal this the 20th day of May, 2022.

My Commission expires: 10-2-2023

Notary Public

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY