THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 220540993** Karen Johnson Davidson County Batch# 875851 DEEDWARR 06/22/2022 11:48:30 AM 3 pgs Fees: $18.00 Taxes: $1,579.90 20220622-0071221	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $427,000.00. Affiant Subscribed and sworn to before me, this 14th day of June, 2022. Notary Public My Commission Expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

WARRANTY DEED

Address New Owner: Hunter Douglas Martin and Keith Douglas Martin 708 Currey Road Nashville TN 37217	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 119-08-0-094.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Debbie Inman Branam as Executrix of the Estate of Alice Cammuse** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Hunter Douglas Martin, a single person, and Keith Douglas Martin and spouse Lisa Martin, as Joint Tenants with Rights of Survivorship** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 60 on the map of Glencliff Estates, Section No. Two, as of record in Book 1130, Page 77 and 78, Register's Office for said County, described as follows:

Beginning on the Northerly margin of Currey Road at the corner of Lots Nos. 60 and 95; thence with the line between said two lots, Northwardly 193.6 feet to the common corner of Lots Nos. 60, 61 and 95r thence with the line between Lots Nos. 60 and 61, Westwardly 229.5 feet to the Easterly margin of Greymont Drive; thence with said Drive, Southwardly 185 feet to the beginning of a curve; thence around said curve in a Southeasterly direction 39.3 feet to the Northerly margin of Currey Road; thence with said Road, Eastwardly 205 feet to the beginning.

Being the same property conveyed to William A. Cammuse and wife, Alice Allen Cammuse by Warranty deed from Fred A. Owens and wife, Lorena Owens of record in Book 4554, page 513, Register's Office for Davidson County, Tennessee, dated November 13, 1971 and recorded on November 18, 1971.

William A. Cammuse has been deceased, Affidavit of Heirship recorded in Instrument Number 20090427-0037611. The said Alice Marie Cammuse died on November 5, 2021. Per her Last Will and Testament, Debbie Inman Branam, her daughter, was appointed as Executrix of her Estate.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2022, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Book 1130, Pages 77 and 78, Register's Office for Davidson County, Tennessee.

Easement to Piedmont Natural Gas Co. Inc. of record in Instrument Number 20120224-0016281, in the Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 1300, Page 290 and Book 1373, Page 61, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

This is improved property located at 708 Currey Road Nashville TN 37217

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor warrants this instrument is effective as of the 14th day of June, 2022.

Estate of Alice Cammuse

BY: Debbie Inman Branam
Debbie Inman Branam, Executrix

STATE OF Tennessee)
COUNTY OF Anderson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Debbie Inman Branam as Executrix of the Estate of Alice Cammuse, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13 day of June, 2022.

Notary Public
My Commission Expires: 7/26/2023

SHANA BETH EDINGTON
STATE OF TENNESSEE
NOTARY PUBLIC
KNOX COUNTY

True Copy Certification

I, **Diane March,** 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 this the 14th day of June, 2022.

Affiant Signature
Date 06/14/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 14th day of June, 2022.

Notary's Signature
MY COMMISSION EXPIRES:

