This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 139
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 877604 DEEDWARR
06/24/2022 11:32:41 AM 2 pgs
Fees: $13.00 Taxes: $2,872.68
20220624-0072433

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $776,400.00.

Affiant

Subscribed and sworn before me this the 22nd day of June, 2022.

Notary Public
My commission expires:

HOLLY DEES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 7, 2023

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Danny Joe Martin and Sherie Lindsey Martin 7316 Olmsted Drive Nashville, TN 37221	New Owner	155-08-0E 012.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, LANDON STEPHENS AND NICOLE STEPHENS F/K/A NICOLE OTTE, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to DANNY JOE MARTIN AND SHERIE LINDSEY MARTIN, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 71 on the Final Plat, Resubdivision of Map 155-8-E Parcels 11 & 12, Lots 70 & 71 of Bellevue Highlands Subdivision, Phase I, of record in Instrument 20030206-0016789, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Landon Stephens, unmarried and Nicole Otte, unmarried with rights of survivorship, by deed dated 11/20/2012, from Clint Swan and Meghan Swan, husband and wife, of record in Instrument No. 20121130-0109846, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 7316 Olmsted Drive, Nashville, TN 37221.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 my hand this the 22 day of June, 2022.

Landon Stephens

Nicole Stephens f/k/a Nicole Otte

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Landon Stephens and Nicole Stephens f/k/a Nicole Otte, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 22 day of June, 2022.

My commission expires: 9/18/22

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 18, 2022