Karen Johnson Davidson County
Batch# 892975 DEEDWARR
07/25/2022 08:12:30 AM 3 pgs
Fees: $18.00 Taxes: $2,053.50
20220725-0084310

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $555,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of July, 2022.

Notary Public
MY COMMISSION EXPIRES: 6/11/24
File No. G22-16537

DEANNA L. COOPER NOTARY PUBLIC STATE OF TENNESSEE MARSHALL COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Jonathon Daniel Martin and Ashley Martin (NAME)	Primary Residential Mortgage, Inc. (NAME)	41-31
4146 Brick Church Pk (STREET ADDRESS)	131 Saundersville Road, Suite 140 (STREET ADDRESS)	
Whites Creek, TN 37189 (CITY) (STATE) (ZIP)	Hendersonville, TN 37075 (CITY) (STATE) (ZIP)	

FOR AND IN 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 WIIICH IS HEREBYACKNOWLEDGED, WE, **Jennifer Eakes, a married woman**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jonathon Daniel Martin and Ashley Martin, husband and wife**, 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:

A small tract of Land in the 10th, formerly 22nd Civil District of Davidson County, Tennessee, being part of the Lot No. 5 on the Division of the Thomas. J. Shaw Lands, as of record in Minute Book Q, page 470, County Court for said County and described from a survey made by J. E. Maddux, September 11, 1954, as follows:

Beginning at a point in the southerly margin of Brick Church Pike at the northwest corner of the property conveyed to E. C. Vinson and wife, Mary Y. Vinson, by deed from Walter Hines Collins and wife, of record in Book 2333, page 342, Register's Office for said County; thence along Vinson's line, south 38 degrees west 386.1 feet to an iron pin; continuing with this line, north 69 degrees west 142 feet to an iron pin; thence leaving his property north 1 ½ degrees east 539 feet to an iron pin in the southerly margin of Brick Church Pike; thence with said pike, south 52 degrees east 429.7 feet to the beginning, containing 2.18 acres.

Being the same property conveyed to Jennifer Eakes, a married woman by Deed dated August 10, 2016 from Kacey Knight and wife, Janet Knight, recorded August 17, 2016, in Instrument Number 20160817-0085903, in the Official Records of Davidson County, Tennessee.Christopher Fortune joins in this conveyance to convey any interest he may have in said property, particularily his marital interest.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2021 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 4146 Brick Church Pike, Whites Creek, TN 37189.

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. Whenever 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/our hand(s) this 21st day of July, 2022.

Jennifer Eakes

Christopher Fortune

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of July, 2022, before me personally appeared Jennifer Eakes and Christopher Fortune, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 21st day of July, 2022.

Notary Signature
My commission expires: 1/28/26

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 7/21/22 (date of document).

Affiant Signature

7/22/22
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 22 day of July, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY