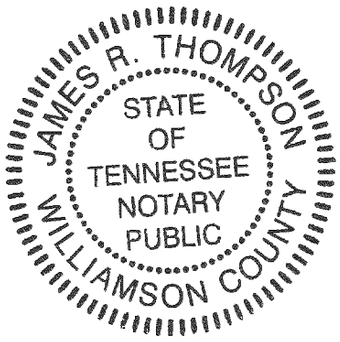
Karen Johnson Davidson County
Batch# 896350 DEEDWARR
07/29/2022 03:27:30 PM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20220729-0086793

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS FOUR HUNDRED TEN THOUSAND AND 00/100 (410,000.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29TH DAY OF JULY, 2022.

Notary Public

MY COMMISSION EXPIRES: 6-18-25

(AFFIX SEAL)

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, Suite F186, Nashville, Tennessee 37209

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
Zachary Morgan and Melody Martinez (NAME)	Legacy Home Loans (NAME)	**133 11 0 021.00**
3728 Grubbs Road Nashville, TN 37211 (ADDRESS)	4004 Hillsboro Pike Ste. 216B Nashville, TN 37215 (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 29th day of July, 2022, the undersigned, **COURTNEY TRAHAN, A SINGLE WOMAN**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **MELODY MONTOYA-MARTINEZ AND ZACHARY MORGAN, WIFE AND HUSBAND** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **3728 GRUBBS ROAD, NASHVILLE, TN 37211** and more particularly described as follows:

Tract No. 1:

Being the Northeasterly part of reserved strip lying Southwest of Lot No. 23 as shown on the Plan of Parma Heights of record in Book 2133, Page 23, Register's Office for Davidson County, Tennessee.

Said part of said reserved strip front 10 feet on the Southeasterly side of Grubbs Road and runs back between parallel lines, 144.18 feet on the Northeasterly line and 140 feet, more or less, on the Southwesterly line to a dead line on which it measures 11 feet, more or less.

Tract No. 2:

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Parma Heights as shown on the plat of record in Plat Book 2133, Page 23, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Courtney Trahan, an unmarried woman, by Warranty deed from Sarah Baker, a married woman, of record in Instrument No. 20200403-0035975, in the Register's Office of Davidson County, Tennessee, dated April 02, 2020 and recorded on April 03, 2020.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

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

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 29th day of July, 2022.

GRANTOR: Courtney Trahan

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~) Williamson

Personally, appeared before me, a Notary Public of the aforesaid authority, **COURTNEY TRAHAN**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 29th day of July, 2022.

Notary Public

My Commission Expires

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
7/06/2024
DAVIDSON COUNTY

Certificate of Authenticity

I, Nick Harris, 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 7/29/2022.

Date

Affiant Signature

7/29/2022
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 29 day of July, 2022.

Notary's Signature

My Commission Expires: 3.7.23
Date

Notary's Seal (if on paper)

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY