WARRANTY DEED

Karen Johnson Davidson County
Batch# 907749 DEEDWARR
08/24/2022 01:40:30 PM 3 pgs
Fees: $18.00 Taxes: $1,803.75
20220824-0095664

File No. LG-22-2977

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $487,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of August, 2022

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Madelyn Ruth Martin	Legacy Home Loans dba Steadfast	
(NAME)	(NAME)	
1104 McAlpine Avenue	4004 Hillsboro Pike 216 B	061-11-0-317.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Nashville, TN 37215	
(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, I/we, **Corey Carter and Stefanie Hooks Carter (incorrectly spelled Stephanie Hooks Carter in prior deed of record), wife and husband**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Madelyn Ruth Martin and Thomas Gray Martin, wife and husband**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A tract of land situated Davidson County, Tennessee, being a portion of Lot No. A on the Map of Kennedy and Graves Plan of Monta Vista, as of record in Plat Book 421, Page 143, Register's Office, Davidson County, Tennessee and more particularly described as follows according to a survey by Caldwell Engineering and Surveying, Job No. 98-40, dated May 22, 1998:

To reach the point of beginning at a point in the centerline of McAlpine Avenue, said point being 399.3 feet west of the Northwest corner of Lot 2 of said plan, to a nail in the centerline of McAlpine Avenue, said nail being the Northeast corner and point of beginning of the herein described tract; thence leaving said centerline South 20 degrees 00 minutes 00 seconds West passing through an iron pin at the right-of-way at 20.17 feet and continuing for a total of 280.03 feet to an iron pin; thence West 70 degrees 36 minutes 10 seconds West 58.93 feet to an iron pin at the Southeast corner of the Black property, as of record in Book 9861, Page 312, Register's Office, Davidson County, Tennessee, same being the Northeast corner of the Patel property as of record in Book 7851, Page 729, Register's Office, Davidson County, Tennessee; thence with Blacks line North 21 degrees 28 minutes 00 seconds East passing through an iron pin at the right-of-way at 267.14 feet and continuing for a total of 287.25 feet to a nail in the centerline of McAlpine Avenue; thence with said centerline South 62 degrees 30 minutes 00 seconds East, 50.00 feet to the point of beginning, containing 15,112 square feet, or 0.35 acre, more or less.

Being the same property conveyed to Corey Carter and wife, Stephanie Hooks Carter by Warranty deed from Heather Parks and Jimmy Troy Parks, married of record in Instrument No. 20130124-0007855 Register's Office for Davidson County, Tennessee, dated January 17, 2013 and recorded on January 24, 2013.

Grantor warrants that Stephanie Hooks Carter and Stefanie Carter are one and the same person.

This is property more commonly known as: 1104 McAlpine Avenue, Nashville, TN 37216.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 my/our hand this 22nd day of August, 2022.

Corey Carter

Stefanie Hooks Carter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of August, 2022, before me personally appeared Corey Carter and Stefanie Hooks Carter, 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 22nd day of August, 2022.

Notary Signature
My commission expires: 1/3/23

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

True Copy Certification

I, **Pam Autry,** 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 15th day of August, 2022.

Affiant Signature
Date 08/15/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 15th day of August, 2022.

Notary's Signature
MY COMMISSION EXPIRES:

