Karen Johnson Davidson County
Batch# 907863 DEEDWARR
08/25/2022 08:34:30 AM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20220825-0095793

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $380,000.00

Affiant

Subscribed and sworn to before me, this 24th day of August, 2022.

Notary Public
My commission expires:

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 04-26-2025

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Michelle Organ **James Harrison Holt**	Same As New Owner	**03407004000**
224 Twin Hills Dr		
Madison, TN 37115		

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 WHICH IS HEREBY ACKNOWLEDGE, WE,

Ralph E Martin and Wilmuth Sue Martin, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michelle Organ, an unmarried woman and James Harrison Holt, an unmarried man

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:

Land in Davidson County, Tennessee, being Lot No. 106 on the Plan of Shepherd Hills, Section 3, as of record in Book 2900, Page 56, Register's Office for said County, to which reference is hereby made for a more particular description.

Being the same property conveyed unto Ralph E. Martin and wife, Wilmuth Sue Martin, by Warranty Deed from A.J. Coleman and wife, Edith Coleman, dated December 31, 1959, of record in Book 3000, Page 615, Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (_X_) unimproved (_____) property known as 224 Twin Hills Dr, Madison, TN 37115.

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 in 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.

Ralph E. Martin by Ralph Martin
Attorney in fact Date: 8-24-22
Ralph E Martin by Ralph Tyson Martin, Attorney in Fact

Wilmuth Sue Martin by Ralph Martin
Attorney in fact Date: 8-24-22
Wilmuth Sue Martin by Ralph Tyson Martin, Attorney in Fact

STATE OF TN

COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Ralph Tyson Martin with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact of Ralph E. Martin, and is authorized by him to execute this instrument on his behalf by virtue of a Power of Attorney recorded in Book 202208250095791 Page _____, in said Register's Office.

Witness my hand, at office, this 24th day of August, 2022.

D Paulsson
NOTARY PUBLIC

My Commission Expires: 10-21-2024

DEBRA PAULSSON NOTARY PUBLIC TENNESSEE COUNTY OF SUMNER

STATE OF TN

COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Ralph Tyson Martin with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact of Wilmuth Sue Martin, and is authorized by her to execute this instrument on her behalf by virtue of a Power of Attorney recorded in Book 202208250095792 Page _____, in said Register's Office.

Witness my hand, at office, this 24th day of August, 2022.

D Paulsson
NOTARY PUBLIC

My Commission Expires: 10-21-2024

DEBRA PAULSSON NOTARY PUBLIC TENNESSEE COUNTY OF SUMNER

Certificate of Authenticity

I, Beth Cooper, 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 **August 24, 2022**.

Affiant Signature

August 24, 2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this

24th day of **August**, 20**22**.

Notary's Signature

My Commission Expires: 1/3/23

Notary's Seal (if on paper)

