Karen Johnson Davidson County
Batch# 913737 DEEDWARR
09/07/2022 02:48:30 PM 3 pgs
Fees: $18.00 Taxes: $1,664.63
20220907-0100382

23394
THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

# WARRANTY DEED

**Address New Owner(s):**
Emmanuel Martinez
Erika Martinez
249 Clovernook Drive
Nashville, TN 37210
Map/Parcel: 09408004800

**Send Tax Bills to:**
New Owners

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 acknowledged, I/we, **Richard Lugg and wife, Gail Lugg**, hereinafter called the Grantor(s), has bargained and sold, and by these presents do transfer and convey all my/our interest unto **Emmanuel Martinez and Erika Martinez, husband and wife**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

**LAND in Davidson County, Tennessee, being Lot No. 75 on the Plan of Clover Nook, as of record in Book 2900, page 52, Register's Office for said County.**

**Said Lot No. 75 fronts 106.0 feet on the northerly side of Clovernook Drive and extends back 291.0 feet on the westerly line and 331.8 feet on the easterly line, to a line in the rear on which it measures 129.9 feet.**

**BEING the same property conveyed to Richard Lugg and wife, Gail Lugg by Warranty Deed from Louis Steve Hart and wife, Carol H. Hart, dated February 8, 2019, and filed at Instrument No. 20190212-0013143, Register's Office for Davidson County, Tennessee.**

**This conveyance is subject to: Taxes for 2022 and subsequent years; Restrictions filed in Book 2994, page 126; Sewer Easement filed in Book 6489, page 400; all matters as shown on the recorded plat and any and all restrictions, easements and zoning regulations which may be applicable.**

This is improved property known as: 249 Clovernook Drive, Nashville, TN 37210

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 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 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(s) as on the date shown on the Notary forms.

Richard Lugg

Gail Lugg

STATE OF TENNESSEE DAVIDSON COUNTY ss:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Richard Lugg and Gail Lugg, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 2nd day of September, 2022.

My Commission Expires: 3/3/26

Notary Public

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-3-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value of this transfer is $449,900.00

Affiant

Sworn to and subscribed before me, this 2nd day of September, 2022.

Notary Public

exp: 10/2/2023

LILLIAN TURMAN TENNESSEE NOTARY PUBLIC My Comm Exp. 10/2/2023 COUNTY OF DAVIDSON

**TRUE COPY CERTIFICATION**

I, D. Shayne Adair, 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 9/2/2022.

D. Shayne Adair

9/5/2022
Date

**STATE OF TENNESSEE**
**STATE OF DAVIDSON**

Sworn to and subscribed before me this 5 day of September 2022.

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

April D. Wideman
Notary Public
My Commission Expires: 03/07/2026