When recorded, return to:
Rudy Title and Escrow
608 Shelby Avenue
Nashville, TN 37206
W KH 22 632

This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road, #130
Hendersonville, TN 37075
File Number: 6-18791-KS

Karen Johnson Davidson County
Batch# 917017 **DEEDWARR**
09/15/2022 10:41:51 AM 2 pgs
Fees: $13.00 Taxes: $1,165.50
20220915-0102977

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $315,000.00.

Affiant

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07/09/2024

Subscribed and sworn to before me, this the 12th day of September, 2022.

Notary Public
My Commission Expires: 07/09/24

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Douglas Popp 632 Cheryl Avenue Nashville, TN 37115	Douglas Popp 632 Cheryl Avenue Nashville, TN 37115	052 02 0 135.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I,

Taylor Martin, a married man, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto

Douglas Popp, an unmarried man, hereinafter called the Grantee(s), his/her/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 the Westerly three-fourths of Lot No. 35 and the Westerly one-half of Lot No. 36 of Block B on the Plan of Revised Map of Rainbow Terrace Subdivision of record in Plat Book 1130, Page 85, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said parts of said lots adjoin and front together 62.5 feet on the Southerly margin of Cheryl Avenue and run back together between parallel lines, 145 feet to a dead line in the rear.

Being the same property conveyed to Taylor G. Martin, a single man by Warranty Deed from Billy J. England and Janet England, husband and wife of record as Instrument No. 20190220-0015278 in the Register's Office for Davidson County, Tennessee, dated February 15, 2019 and recorded on February 20, 2019.

Mattie Bush joins in the conveyance for the express purpose of relinquishing all her right, title and interest to said property, marital or otherwise.

This is improved property located at: **632 Cheryl Avenue, Nashville, TN 37115**

This conveyance is made subject to 1) Property taxes for the year **2022** a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of September, 2022.

GRANTOR:

Taylor Martin

Mattie Bush

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Taylor Martin and Mattie Bush, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 12th day of September, 2022.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024