WARRANTY DEED

Karen Johnson Davidson County
Batch# 919950 DEEDWARR
09/21/2022 02:23:45 PM 2 pgs
Fees: $13.00 Taxes: $1,574.35

20220921-0105045

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,500.00

Margaret Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 20 DAY OF September, 2022.

S. Denise Woods
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SANDRA DENISE WOODS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 05-20-2024

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Porter Martin and Madison Martin	Celebrity Home Loans, LLC	
(NAME) 6613 Beacon Ln,	(NAME) One Grand America Plaza Ste800	102 07 0 058.00
(ADDRESS) Nashville, TN 37209	(ADDRESS) Oakbrook Terrace IL 60181	
(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, WE, **CARL DARDEN NELMS JR. AND LINDA KAREN ROHLING AND MICHAEL NELMS**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PORTER MARTIN AND MADISON MARTIN, HUSBAND AND WIFE,** 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. 100 on the Plan of Section 26, Charlotte Park, as of record in Book 3700, Page 91, Register's Office for said County.

Fronts 75 feet along the Southeasterly margin of Beacon Lane, and extends back between parallel lines, measuring 150 feet, to a line in the rear on which it measures 75 feet.

Being the same property conveyed to Carl Nelms and wife, Betty Ann Nelms, by Warranty Deed from Jean Ladd Tawater, of record in Book 4542, Page 276, in the Register's Office of Davidson County, Tennessee, dated October 04, 1971 and recorded on October 05, 1971. The Said Carl Nelms died on April 27, 2014, leaving the subject property to Betty Ann Nelms, as surviving tenant by the entirety. Betty Ann Nelms died intestate on June 25, 2022. Carl Darden Nelms, Jr., Linda Karen Rohling and Michael Nelms are the Heirs at law pursuant to Affidavits of Heirship of record in Instrument No. 20220916-0103369 and Instrument No. 20220916-0103370, in the Register's office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

This is not the marital residence for the Grantors.

unimproved _
This is improved x property, known as 6613 Beacon Ln,, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 20th day of September, 2022

ESTATE OF BETTY ANN NELMS

CARL DARDEN NELMS, JR.

LINDA KAREN ROHLING

MICHAEL NELMS

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Carl Darden Nelms Jr., Linda Karen Rohling, and Michael Nelms, the 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 this 20th day of September, 2022.

Commission expires:

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

Notary Public