Karen Johnson Davidson County
Batch# 921934 DEEDWARR
09/27/2022 11:50:30 AM 3 pgs
Fees: $18.00 Taxes: $1,169.20
20220927-0106855

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $316,000

Affiant Signature

Subscribed and sworn to before me on this the 22 Day of Sept 2022

Kristian Booth
Notary Public

My Commission expires 9/2/24

KRISTIAN BOOTH
TENNESSEE NOTARY PUBLIC
My Comm. Exp. September 02, 2024
COUNTY OF DAVIDSON

NAME AND ADDRESS OF PROPERTY OWNER:
Clay Trainum, Mary Patrice Trainum & Mary Reynolds
~~New Owner~~

SEND TAX BILLS TO:
~~Clay Trainum, Mary Patrice Trainum & Mary Reynolds~~
Martins Investors Group
2320 Kodak Walker Springs Ln Knoxville TN 37923
MAP AND PARCEL NUMBER: Tax ID #: 14909018100

WARRANTY DEED

22NT01307

Effective the 2nd Day of Sept, 2022, and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Tony L. Patton, unmarried

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Clay Trainum, Mary Patrice Trainum & Mary Reynolds, as tenants in common with rights of survivorship

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 78 on the Plan of Barclay Square Subdivision, Section 3, of record in Book 4675, page 154, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property as conveyed to Tony L. Patton by Warranty Deed from Kavanagh Properties, LLC dated 04/14/2022 recorded 05/05/2022 as Document Number 20220505-0052253, Register's Office for Davidson County, TN.

This is an improved property commonly known as: 4817 Barclay Square Dr, Antioch, TN 37013-2829

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. 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 2nd day of Sept, 2022

Tony L. Patton

Tony L. Patton

State of Tennessee}
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Tony L. Patton**, the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 2nd day of Sept 2022.

Notary Public

My commission expires: 1/16/2024

CAROL B CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 1/16/2024

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 09/27/2022 ____ (date of document).

Affiant Signature

09/27/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 27 day of September, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025