WARRANTY DEED

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 11-17-2024

16572

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $247,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of October, 2022

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Return To: Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Samuel Martin	First Horizon Bank	06509014700
(NAME)	(NAME)	
4822 Catskill Drive	12719 Cantrell Rd # 200	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Little Rock AR 72223	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Jeremy Weston,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Samuel Martin,** 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: * unmarried

Being Lot No. 437B, Zone Lot Division of Lot 437, Sherwood Forest Section 4, of record in Plat Book 5190, Page 774, amending Plat Book 4460, Page 183, Register's Office for Davidson county, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Jeremy Weston, by deed of record in Instrument No. 20200616-0062337 Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 4822 Catskill Drive, Old Hickory, TN 37138
(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.

Karen Johnson Davidson County
Batch# 935032 **DEEDWARR**
10/28/2022 09:46:43 AM 2 pgs
Fees: $13.00 Taxes: $913.90

20221028-0116674

Witness my/our hands this 24th day of October, 2022.

Jeremy Weston

State of Tennessee
County of Davidson

Personally appeared before me Jeremy Weston, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 24th day of October, 2022.

Notary Public
My Commission Expires:

File No.: 16572

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11-17-2024