Karen Johnson Davidson County
Batch# 941875 DEEDWARR
11/16/2022 01:17:30 PM 3 pgs
Fees: $18.00 Taxes: $1,228.40
20221116-0122052

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $332,000.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF November, 2022.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 02-06-26
(AFFIX SEAL)

KADEN ROACH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 095
Francisco Martinez 2161 June Drive Nashville, Tennessee 37214	Legacy Home Loans, LLC DBA Steadfast Mortgage 1036 Stearman Drive White House, 37014	GROUP 02 0 PARCEL 107.00

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, we,

Trevor Hann, an unmarried man

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

Francisco Martinez and Leticia Martinez, 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(s) 11, as shown on the map entitled the Plan of Donelson Hills Subdivision, of record in Book 2331, page 23, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Trevor Hann, an unmarried man, by Warranty Deed from Webster Jude Young and Kathleen Sue Gramm-Young, married, dated November 19, 2019, and filed of record in Instrument No. 20191122-0120788, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:
1) 2022 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is unimproved property known as **2161 June Drive, Nashville, Tennessee 37214.**

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

That the drafter of this document makes no representation as to the title of the above-described property and this should not be deemed to be a title opinion as no title search was performed by the preparer.

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 and official seal at office this ~~10th~~ 9th TH. day of November, 2022.

Trevor Hann

STATE OF ~~Tennessee~~ ND North Dakota
COUNTY OF ~~Davidson~~ Stark

Personally appeared before me, Trevor Hann, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. ND

Witness my hand, at office, this ~~10th~~ 9th day of ~~November~~, 2022.

My Commission Expires: Dec. 27, 2025 NOTARY PUBLIC

JODI BARTH
Notary Public
State of North Dakota
My Commission Expires Dec. 27, 2025

PLEASE RETURN TO:

Carney Title Escrow Officer
400 Overbeck Lane
Suite 101
Nashville, TN 37204

Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

True Copy Certification

I, **Pam Autry,** 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 this the 10th 9th day of November, 2022.

Affiant Signature
Date 11/10/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 10th day of November, 2022.

Notary's Signature
MY COMMISSION EXPIRES: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON