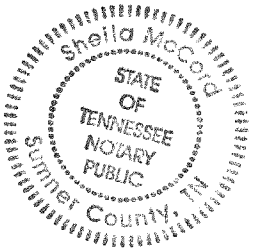
Karen Johnson Davidson County
Batch# 957976 DEEDWARR
01/05/2023 09:06:30 AM 3 pgs
Fees: $18.00 Taxes: $560.55
20230105-0000825



STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson

The actual consideration or value, whichever is greater, for this transfer is $151,500.00

Affiant

Subscribed and sworn to before me, this 15th day of December, 2022.

Notary Public
My commission expires: 2/1/23

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Daniel Martinez, 2nd	SAME AS NEW OWNER	**08008026100**
1807 Atlas Street		
Murfreesboro, TN 37130		

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 ACKNOWLEDGE, WE,

Norma Merrimon, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Daniel Martinez, 2nd

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. 47, on the Plan of Bordeaux Hills, Section 4, of record in Plat Book 3600, Page 49, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Norma Merrimon, by Warranty Deed from James Isaac Johnson and wife, Mary Helen Johnson, and James H Carter, dated September 7, 1978, of record in Book 5335, Page 904, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee. Taxes for the year 2022 have been paid as of the day of closing, prorated and assumed by the Grantee herein, and subsequent years, a lien not yet due and payable; All matters shown on the plat of record in Plat Book 3600, Page 49, in the Register's Office for Davidson County, Tennessee; Covenants, conditions, easements, and restrictions recorded in Book 3765, Page 141, said Register's Office

This is improved (_X_) unimproved (_____) property known as 3232 Mexico Dr, Nashville, TN 37218.

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 in 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.

Norma Merrimon Date: 12-15-2022
Norma Merrimon

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Norma Merrimon, the within named Grantor(s), with whom I am personally acquainted (or 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.

Witness my hand, at office, this 15 day of December, 2022.

NOTARY PUBLIC

My Commission Expires: 10/2/2023

MICHELLE CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMM. EXPIRES OCT. 2, 2023

$3.00 E-RECORDING PAGE FEE

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour do hereby make oath that I am a licensed attorney and/or 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 December 15, 2022.

Tracey Trumphour
Affiant
Date: 12-15-2022

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 15 day of December, 2022

Liz Davis
Notary Public

My Commission Expires: 3-8-2025

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY