Karen Johnson Davidson County
Batch# 959618 DEEDWARR
01/10/2023 12:52:30 PM 3 pgs
Fees: $18.00 Taxes: $1,267.25
20230110-0002126

SAMANTHA SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $342,500.00

Affiant

Subscribed and sworn to before me, this 6th day of January, 2023.

Notary Public
My commission expires: 1-11-26

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
David Jeronimo Martinez	**AmRes Corporation**	**04104010500**
4047 Marydale Dr	**1 Neshaminy Interplex Dr. Ste 310**	
Nashville, TN 37207	**Trevose, PA 19053**	

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,

Brandon Adams, Trustee of The 4047 Marydale Dr Trust

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

David Jeronimo Martinez, unmarried man

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. 165, Dalemere Subdivision, Section 7, of record in Book 3700, Page 123, 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 Brandon Adams, Trustee of The 4047 Marydale Dr Trust, by Warranty Deed from David H Felts, unmarried man, dated September 8, 2022, of record in Instrument No. 20220908-0100903, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to David H Felts, by Quitclaim Deed from Mary H Felts, dated March 9, 1998, of record in Book 10882, Page 575, 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.

This is improved (_X_) unimproved (_____) property known as 4047 Marydale Dr, Nashville, TN 37207.

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.

_____ Date: 1-6-23

The 4047 Marydale Dr Trust
By: Brandon Adams
It's: Trustee

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **BRANDON ADAMS** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the forgoing instrument for the purpose therein contained and who further acknowledged that he is TRUSTEE OF The 4047 Marydale Dr Trust and that he is authorized by The 4047 Marydale Dr Trust to execute this instrument on its behalf.

Witness my hand, at office, this 6th day of January, 2023.

_____
NOTARY PUBLIC

My Commission Expires: 1-11-26

SAMANTHA SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Sophia Padgett, 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 1-6-23.

Date

Sophia Padgett

Affiant Signature

1-6-23

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 6th day of January, 2023

Notary's Signature

My Commission Expires: 1-11-26

Notary's Seal (if on paper)

SAMANTHA SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY