Karen Johnson Davidson County
Batch# 968313 DEEDWARR
02/07/2023 11:02:15 AM 4 pgs
Fees: $23.00 Taxes: $3,792.50
20230207-0008836

3 pB

THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Stone Gate Corporate Center, Ste 102
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Amy Fields
6210 Pettus Road
Antioch, TN 37013
SEND TAX BILLS TO:
Movement Mortgage
8024 Calvin Hall Road
Indian Land, SC 29707

WARRANTY DEED

(Map 181-00-0; Parcel 194.00 and Map 181-00-0; Parcel 067.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **GEORGE L. MARTINEZ, UNMARRIED, AND CARRIE ANN MARTINEZ, UNMARRIED**, hereinafter referred to as "Grantors", have bargained and sold and do hereby transfer and convey unto **AMY FIELDS, AN UNMARRIED WOMAN** hereinafter referred to as "Grantee", her heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

TRACT 2: Map 181-00-0; Parcel 194.00

LAND in the 31st Councilmanic District, formerly the 5th Civil District of Davidson County, Tennessee, described according to a survey made by Robert J. Morris, March 1987, as follows:

BEGINNING at an iron pin set in the easterly margin of Pettus Road, said iron pin being 139.42 feet in a northerly direction from a concrete monument set out in the northwest corner of a cemetery, North 17 degrees 05 minutes 34 seconds East, with the margin of Pettus Road 139.42 feet to an iron pin, thence South 84 degrees 21 minutes 55 seconds East, 650.00 feet to an iron pin, thence South 5 degrees 36 minutes 01 seconds West, 148.31 feet to an iron pin, thence South 83 degrees 48 minutes 51 seconds East, 593.15 feet to an iron pin set in the fence line, thence with fence line South 5 degrees 02 minutes 56 seconds West, 264.47 feet to an existing iron pin, thence North 78 degrees 52 minutes 27 seconds West, 78.72 feet to an iron pin, thence North 78 degrees 55 minutes 29 seconds West, 396.66 feet to an iron pin, thence North 78 degrees 30 minutes 19 seconds West, 218.28 feet to an iron pin, thence North 84 degrees 46 minutes 48 seconds West, 9.90 feet to an iron pin, thence North 1 degrees 28 minutes 40 seconds West, 51.39 feet to an iron pin set in the bed of a small stream, thence with stream North 19 degrees 27 minutes 22 seconds East, 102.81 feet to an iron pin set in stream bed, thence 19 degrees 06 minutes 56 seconds East, 70.81 feet to an iron pin set in a drill hole in rock of said stream bed, thence leaving said stream North 84 degrees 51 minutes 23 seconds West, 608.07 feet to an iron pin, being the point of beginning, containing 5.78 acres.

BEING the same property conveyed to George L. Martinez, married, by Warranty Deed dated August 13, 2018 from Ali A. Amad and Jihan S. Sadi, husband and wife, recorded August 22, 2018, in Instrument No. 20180822-0083242, in the Register's Office of Davidson County, Tennessee.

TRACT 1: Map 181-00-0; Parcel 067.00

LAND in the 31st Councilman District (formerly the 5th Civil District) of Davidson County, Tennessee, and more particularly described as follows:

BEGINNING at an iron pin set in the easterly margin of Pettus Road, said iron pin being 278.84 feet in a northerly direction from a concrete monument set in the northwest corner of a cemetery, North 17 degrees 05 minutes 34 seconds East, with the margin of Pettus Road 139.42 feet to a concrete monument, said monument being the common corner of the Eddie Clark and Hoyt D. Sparks properties, thence with a fence between Clark and Sparks, South 83 degrees 56 minutes 29 seconds East, 1212.67 feet to an iron pin, being the common corner of the Clark property, the Hedgepath property on the northerly side and the Ray property on the easterly side, thence with fence line between Clark and Ray South 5 degrees 02 minutes 56 seconds West, 281.70 feet to an iron pin set in fence line, thence leaving fence line North 83 degrees 48 minutes 51 seconds West, 593.15 feet to an iron pin, thence North 5 degrees 36 minutes 01 seconds East, 148.31 feet to an iron pin, thence North 84 degrees 21 minutes 55 seconds , 650.00 feet to an iron pin being the point of beginning, containing 5.78 acres, according to a survey prepared by Robert J. Morris, TRLS No. 748, dated March, 1987.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE is a strip of land conveyed to Mark Ray and wife, Leigh Ray, by Quitclaim Deed dated March 15, 1999 from Randy Lee Yates of record in Book 11385, Page 287, in the Register's Office for Davidson County, Tennessee, being more particularly described as follows:

LAND in the 31st Councilman District (formerly the 5th Civil District) of Davidson County, Tennessee, being bounded on the North by Green and Sparks on the East by Ray on the South by Yates (The parent tract to the herein described land) and being described more particularly as follows:

COMMENCING at a concrete monument (Old) in the easterly margin of Pettus Road, said concrete monument being the southwest corner of the Hoyt D.F. Sparks Land (Book 5170, Page 876), and the Randy Lee Yates Land (Book 10646, Page 752), the Parent Tract to the herein described Land; thence leaving said easterly margin of Pettus Road with the line between said Sparks and Yates South 83 degrees 56 minutes 29 seconds West, 1011.87 feet to an iron rod (new), the true point of beginning for the herein described tract; thence continuing along said line between Sparks and Yates South 83 degrees 56 minutes 29 seconds West, 50.78 feet to a fence corner post in the line of Donald Green (Book 9039, Page 820); thence continuing with said Donald Green South 83 degrees 56 minutes 29 seconds East, 149.91 feet to an iron rod (old) in the westerly line of the Horace Ray Land (Book 4705, Page 608); thence with said Horace Ray South 05 degrees 03 minutes 56 seconds West, 50.00 feet to an iron rod (new); thence leaving said Horace Ray and severing said Randy Lee Yates North 83 degrees 56 minutes 29 seconds West, 210.48 feet to an iron rod (new); thence North 16 degrees 09 minutes 51 seconds East, 50.79 feet to the point of beginning, containing 0.24 acres, according to a survey prepared by Campbell, McRae & Assoc., Surveying, Inc., 2424 21st Ave So, Ste 201, Nashville, TN 37212; 615-298-2424, by John Alan Hood, TRLS No. 1838, dated November 10, 1998.

BEING the same property conveyed to George L. Martinez and wife, Carrie Ann Martinez, by Warranty Deed dated August 14, 2015, from Randy Lee Yates, married, and recorded August 19, 2015, in Instrument No. 20150819-0083470, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all subdivision/condominium assessments, covenants, bylaws, restrictions and declarations, (2) all items set out on any applicable plat of record, (3) any and all applicable government and/or zoning regulations, (4) utility, sewer, drainage, rights of way and any other easements of record, and (5) any and all other matters of public record.

This is improved property known as 6210 Pettus Road, Antioch, TN 37013 and unimproved property known as 6204 Pettus Road, Antioch, TN 37013.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantee, her heirs and assigns, forever.

Grantors covenant with the said Grantee that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2023 real property taxes which will be prorated at closing and paid by the Grantee.

Grantors further covenant and bind Grantors, their heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

Witness our hands and signatures on this the 27th day of January, 2023.

GEORGE L. MARTINEZ

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named George L. Martinez, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th day of January, 2023.

Notary Public

My Commission Expires: October 22, 2025

(SEAL)

LYNAE WILDER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

Carrie Ann Martinez by Gabrielle Martinez

CARRIE ANN MARTINEZ BY GABRIELLE MARTINEZ, HER ATTORNEY-IN-FACT

Attorney in fact

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Gibson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gabrielle Martinez, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument on behalf of Carrie Ann Martinez, and acknowledged that she executed the same as the free act and deed of the said Carrie Ann Martinez. for the purposes therein contained, by virtue of a Power of Attorney recorded in Book ~~#~~ ____, page _____, in the Register's Office of Davidson County, Tennessee.

20230207-0008834

Witness my hand and official seal, this the 27th day of January, 2023.

Meredith Cook

Notary Public

My Commission Expires: 9-16-24

MEREDITH COOK STATE OF TENNESSEE NOTARY PUBLIC GIBSON COUNTY

(SEAL)

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1,025,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 27th day of January, ~~2023~~.

Notary Public

ANGELA Y. ROSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

MY COMMISSION EXPIRES: 3/3/26

My commission Expires: