WARRANTY DEED

Karen Johnson Davidson County
Batch# 975461 DEEDWARR
03/01/2023 09:36:30 AM 3 pgs
Fees: $18.00 Taxes: $5,087.50
20230301-0014423

File No.: RES-22-1611A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,375,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of February, 2023.

Notary Public

MY COMMISSION EXPIRES: 10/20/2026
(AFFIX SEAL)

NATALIE A MCKEE
TENNESSEE NOTARY PUBLIC
My Comm Exp. October 20, 2026
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Reis Rosenbledt	New Owner	105 07 0 326.00
(NAME)	(NAME)	
1611 Martin Street Nashville, TN 37203	Same	
(ADDRESS)	(ADDRESS)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **1611 MARTIN ST. PARTNERS, GP, A TENNESSEE PARTNERSHIP**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **REIS ROSENBLEDT**, hereinafter called the Grantee(s), their heirs and assigns, that 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. 7, Map showing a division into 11 lots, of Lots Nos. 17, 18 and 19 on the Plan of John B. Williams Additions, as shown on plat of record in Plat Book 161, Page 70, Register's Office for said County for C.B. Kelly and Company, said Kelley Subdivision, not being of record and described according to a copy of a survey thereof made by W.A. Blanchard, Civil Engineer, August 19, 1946, as follows:

Beginning at a point in the West margin of Martin Street at the corner of Lots Nos. 6 and 7, 100 feet North of Southgate Avenue; thence with the line between said lots Westerly 77.5 feet; thence Northwesterly 60.6 feet to an iron pin in the line between Lots Nos. 4 and 7; thence with said line, Northerly 18 feet to the South line of Lot No. 8; thence with the line of the same 127 feet Easterly to the West margin of Martin Street, thence with the margin of the same, Southerly 53 feet to the Beginning.

Being the same property conveyed to 1611 Martin St. Partners, GP, a Tennessee general partnership, from Jack Boyd, Beneficiary under the Last Will and Testament of Harold J. Boyd, by Warranty Deed dated May 21, 2020, recorded June 1, 2020, in Instrument No. 20200601-0056019, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is **improved** property, known as 1611 Martin Street, Nashville, TN 37203
(House Number) (Street) (City or Town) (State) (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 GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 27th day of February, 2023

1611 Martin St. Partners, GP, a Tennessee Partnership

By: _____
Adam G. LaFevor, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of February, 2023, before me personally appeared Adam G. LaFevor, Authorized Agent of 1611 Martin St. Partners, GP, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 27th day of February, 2023.

_____
Notary Signature
My commission expires:

NATALIE A MCKEE
TENNESSEE NOTARY PUBLIC
My Comm Exp. October 20, 2026
COUNTY OF WILLIAMSON

RETURN TO:

Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210
(615) 515-7171

Certificate of Authenticity

I, KIRSTEN GLUBA, 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 February 27, 2023.

Affiant Signature

2-27-2023
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 27 day of February, 2023.

Notary's Signature

My Commission Expires: 10/20/2026

Notary's Seal

NATALIE A MCKEE
TENNESSEE NOTARY PUBLIC
My Comm Exp. October 20, 2026
COUNTY OF WILLIAMSON

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