When recorded, return to:
Bell Law Settlement Services
112 30th Avenue North
Nashville, TN 37203

This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road, #130
Hendersonville, TN 37075
File Number: 6-20327-KS

Karen Johnson Davidson County
Batch# 976967 DEEDWARR
03/03/2023 03:32:30 PM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20230303-0015512

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $550,000.00.

Affiant

Subscribed and sworn to before me, this the 1st day of March, 2023.

Notary Public
My Commission Expires: 3/3/26

SHARON FERNANDEZ
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Kevin Michael Kerr 2307 23rd Avenue North A Nashville, TN 37208	Kevin Michael Kerr 2307 23rd Avenue North A Nashville, TN 37208	081 02 4L 001.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I,

Heidi Martin, Administrator of The Scott Martin Trust, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto

Kevin Michael Kerr, an unmarried man, hereinafter called the Grantee(s), his 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 Unit No. A on the plan of Homes, as shown on Exhibit " B" to the Declaration of Covenants, Conditions and Restrictions of Homes at a Horizontal Property Regime with Private Elements of record as Instrument No. 20200203-0012007, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to The Scott Martin Trust, Scott Keller Martin, Trustee by Quit Claim Deed from Scott Keller Martin, an unmarried man of record as Instrument No. 20221107-0119597 in the Register's Office for Davidson County, Tennessee, dated November 3, 2022 and recorded on November 7, 2022.

Being the same property conveyed to Scott Keller Martin, an unmarried man by Warranty Deed from Barry Westbrook and Donna Westbrook, husband and wife of record as Instrument No. 20210223-0022125 in the Register's Office for Davidson County, Tennessee, dated December 4, 2020 and recorded February 23, 2021.

Scott K. Martin, Trustee of The Scott Martin Trust, having since died on December 2, 2022, leaving Heidi Martin, Successor Trustee of The Scott Martin Trust.

This is improved property located at: **2307 23rd Avenue North, A, Nashville, TN 37208**

This conveyance is made subject to 1) Property taxes for the year **2023** a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of March, 2023.

GRANTOR:

The Scott Martin Trust

By: x Heidi Martin, Administrator
Heidi Martin, Administrator

STATE OF TENNESSEE ~~OF~~ Missouri
COUNTY OF Greene

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Heidi Martin, Administrator of The Scott Martin Trust, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 1st day of March, 2023.

JEANETTE RENEE GRANT
Notary Public – Notary Seal
STATE OF MISSOURI
Christian County
My Commission Expires May 19, 2024
Commission #12381273

Notary Public Jeanette Renee Grant
My Commission expires: 5-19-2024

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 3/1/23 (date of document).

Regina Sullo
Affiant Signature

3/3/23
Date

State of TN
County of DAVIDSON

Sworn to and subscribed before me this 3 day of March, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

