Karen Johnson Davidson County
Batch# 978657 DEEDWARR
03/09/2023 09:12:46 AM 2 pgs
Fees: $13.00 Taxes: $795.50
20230309-0016936

This Instrument Prepared By:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Daniel Martinez
1801 Atlas St
Murfreesboro, TN 37130

SEND TAX BILL TO:
Trident Realty Investments LLC
17103 Preston Road
Dallas, Texas 75248

MORTGAGEE
Trident Realty Investments LLC
17103 Preston Road
Dallas, Texas 75248

MAP 069
GROUP 04 0
PARCEL 169.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged,

Southeastern Investments IV LLC., a Tennessee Limited Liability Company,

hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto

Daniel Martinez,

hereinafter called the "GRANTEE", his heirs and assigns, a certain tract or parcel of land located in County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 88 on the Plan of Haynes Park Subdivision, Section 2, as of record in Book 4460, Page 51, Register's Office for said County.

Said Lot No. 88 fronts 36.30 feet on the northerly side of Boyce Court and runs back between lines, 128.10 feet on the easterly side and 147.56 feet on the westerly side, to a broken line at the rear on which it measures 135 feet thereon.

Being the same property conveyed to Southeastern Investments IV LLC by Substitute Trustee's Deed from J. Phillip Jones, as Substitute Trustee for FMLS, Inc., Trustee, dated January 26, 2023 and filed of record February 9, 2023 in Instrument No. 20230209-0009443, Register's Office for Davidson County, Tennessee.

Said property is transferred subject to the following matters:

1. 2023 taxes and subsequent years
2. Matters shown on the recorded plat of Haynes Park, of record in Plat Book 4460, Page 51, said Register's Office.
3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record Book 4552, Page 634 and Book 4593, Page 70 and corrected in Book 6227, Page 788, said Register's Office.
4. Property is subject to any and all restrictions, easements, and conditions of record and/or not previously recorded in Register's Office for Davidson County.

This is improved property known as 124 Boyce Street, Nashville, Tennessee 37218.

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Daniel Martinez, his heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 our hands this the 8th day of March 2023.

Southeastern Investments IV LLC., a Tennessee Limited Liability Company

EC Sox member

By: Eric Sox, Managing Member

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Eric Sox, Managing Member** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Eric Sox, Managing Member** of **Southeastern Investments IV LLC., a Tennessee Limited Liability Company,** the within named bargainor, a Tennessee Limited Liability Company, and that he as such Managing Member, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the Tennessee Limited Liability Company as such Managing Member.

WITNESS my hand and official seal at office this 8th day of March 2023.

Rachel L. Hardaway

NOTARY PUBLIC APR 2 6 2026
My Commission Expires: _____

RACHEL L. HARDAWAY
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $215,000.00.

AFFIANT

Subscribed and sworn to before me on this 8th day of March 2023.

Rachel L. Hardaway

NOTARY PUBLIC APR 2 6 2026
My Commission Expires: _____

RACHEL L. HARDAWAY
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY