WARRANTY DEED

Karen Johnson Davidson County
Batch# 985527 DEEDWARR
03/28/2023 10:18:58 AM 2 pgs
Fees: $13.00 Taxes: $825.10

20230328-0022374

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $223,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 24 DAY OF March, 2023

D'BORAH POTTER
NOTARY PUBLIC
STATE OF TENNESSEE
(AFFIX SEAL)
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-15-2025

MY COMMISSION EXPIRES: NOTARY PUBLIC

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel Martinez	New Owner	
(NAME)	(NAME)	147 08 0 188.00
1807 Atlas St.		
(ADDRESS)	(ADDRESS)	
Murfreesboro, TN 37130		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, **KAREN L. HORTON, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DANIEL MARTINEZ, MARRIED,** 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. 13 on the Plan of Section 4, Beverly Heights, of record in Plat Book 5200, Page 263, Register's Office for said County.

Said Lot No. 13 fronts 60.00 feet on the Westerly margin of Hopewood Drive and extends back 129.66 feet on the Northerly line and 121.77 feet on the Southerly line to a dead line in the rear, measuring 60.51 feet thereon.

Being the same property conveyed to Karen L. Horton, married, by Warranty Deed from Velisha R. Golden, unmarried, of record in Book 10862, Page 116, in the Register's Office of Davidson County, Tennessee, dated March 27, 1998 and recorded on March 31, 1998.

Milton Horton, spouse of Karen L. Horton, joins in to convey any interest he may have

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x unimproved property, known as 4309 Hopewood Dr., Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (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 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. 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.

BOX 10-A

Witness my hand this 24 day of March, 2023.

KAREN L. HORTON

MILTON HORTON

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 Karen L. Horton and Milton Horton, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 24 day of March, 2023.

Commission expires: 4/27/2025

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public