Karen Johnson Davidson County
Batch# 995189 DEEDWARR
04/21/2023 03:11:30 PM 3 pgs
Fees: $18.00 Taxes: $462.50
20230421-0029713

WARRANTY DEED

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Owner's Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 21 DAY OF April, 20 23

Notary Public

MY COMMISSION EXPIRES: 1-6-25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: FTN Investments LLC & 1st Choice Partners LLC	SEND TAX BILLS TO: new owners	MAP-PARCEL NUMBERS
(NAME) 4333 Enchanted Circle	(NAME)	081-11-0-146.00
(ADDRESS) Nashville, TN 37218	(ADDRESS)	
(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, **Carl W. Martin** , HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **FTN Investments LLC, a Tennessee Limited Liability Company and , 1st Choice Partners LLC, a Tennessee Limited Liability Company,** HEREINAFTER CALLED THE GRANTEE, THEIR SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract of land in Davidson County, State of Tennessee, and being more particularly described as follows:

Being the southerly 10 feet of Lot No. 60 and the northerly 39.5 feet of Lot No. 61 on the Map of S. A. Champion's Subdivision of record in Book 161, page 132, Register's Office for Davidson County, Tennessee.

Said parts of said lots front together 49.5 feet on the easterly side of 22nd Avenue North, formerly Champion Avenue and run back between parallel lines 154.7 feet to an alley.

Being the same property conveyed to Carl W. Martin by Quitclaim deed from The Wess B. Martin Trust By Antoinette M. Hayes, The Trustee Of The Wess B. Martin Trust of record in Instrument No. 20160712-0071385 Register's Office for Davidson County, Tennessee, dated July 8, 2016 and recorded on July 12, 2016.
Grantor warrants that this property is not being used as his primary residence.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 1606 22nd Ave N Nashville, TN 37208
(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.

Witness my hand this 21st day of April, 2023.

Carl W. Martin

Carl W. Martin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Carl W. Martin** , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 21st day of April, 2023.

Notary Public

My Commission Expires: 1-6-25

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
01/06/2025
DAVIDSON COUNTY

Certificate of Authenticity

I, Holly A Mason, 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 4/21/23.

Affiant Signature

4/21/23
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 21 day of April, 2023.

Notary's Signature

(Notary Seal)

CINDI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

My Commission Expires: 1-6-25