This Instrument Prepared By:
Lee & Lee Attorneys at Law, P. C.
109 East Gay Street, 615-444-1312
Lebanon, TN 37087

L&L#6578-87

ADDRESS NEW OWNER:
Jordan D. Ketron
5700 Briarwick Court
Hermitage, TN 37076

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Bank of America, N.A.
P. O. Box 15019
Wilmington, DE 19886-5019

Parcel ID:
087-05-0A-086.00

Karen Johnson Davidson County
Batch# 997877 DEEDWARR
05/01/2023 10:21:30 AM 3 pgs
Fees: $18.00 Taxes: $999.00
20230501-0031847

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Felicia Thompson, Administratrix of the Estate of James Anthony Martin and Annie Wharton,** hereinafter called the GRANTOR, have bargained and sold, and by these presents, do transfer and convey unto **Jordan D. Ketron and Sarah Ketron, husband and wife**, hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 87 on the Plan of Farmingham Woods, Phase II, Section 2, as of record in Plat Book 7900, Page 424, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to James Anthony Martin by deed from Marshall Travis Taylor and wife, Michelle L. Mettee-Taylor dated September 29, 2000 and of record as Instrument No. 20001009-0100044, Register's Office for Davidson County, Tennessee. James Anthony Martin died intestate on June 9, 2022, leaving no issue. His father, Robert Martin, predeceased him on May 11, 2018, leaving his mother, Annie Wharton, as his sole heir at law. Felicia Thompson is the administratrix of his estate pursuant to order of record in Case No. 22P1721, Office of the Clerk of the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

This is improved property known as 5700 Briarwick Court, Hermitage, TN 37076. Possession is to be given on April 26, 2023.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTOR do covenant with the said GRANTEES that they is lawfully seized and possessed of said land in fee simple, have a good right to convey it, and do warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTOR do further covenant and bind themselves, its 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.

WITNESS our hands this the 25th day of April, 2023.

Felicia Thompson, Administratrix
of the Estate of James Anthony Martin

Annie Wharton

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Felicia Thompson, Administratrix of the Estate of James Anthony Martin, and Annie Wharton,** 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 at office this 25th day of April, 2023.

NOTARY PUBLIC

J. DAVID LEE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 3/2/25

* * * * * *

STATE OF TENNESSEE
COUNTY OF WILSON

The actual value or consideration, whichever is greater, for this transfer is **$270,000.00**.

AFFIANT

Subscribed and sworn to before me on this 25th day of April, 2023.

NOTARY PUBLIC

My Commission Expires: 7/15/26

KIM KERN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 4/25/2023.

Affiant Signature

4/28/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 4/28/2023.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON