

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $360,000 00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 28th day of April, 2023

NOTARY PUBLIC

My commission expires

Karen Johnson Davidson County
Batch# 998988 **DEEDWARR**
05/03/2023 10 04 20 AM 2 pgs
Fees $13 00 Taxes $1,332 00

20230503-0032753

THIS INSTRUMENT PREPARED BY ~~& RETURN TO~~
Birthright Title, LLC
2800 N Mt Juliet Road
Mt Juliet, TN 37122

Return to.
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: Y-BR-23-711

NAME & ADDRESS OF PROPERTY OWNER	SEND TAX BILLS TO	MAP & PARCEL NUMBERS
Chelsey P Martin and Jacie Martin	New Owner	044-15-0-031 00
(NAME)	(NAME)	
711 Hadley Avenue		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		

Warranty Deed

For and in Consideration of the sum of $10 00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Daniel Corning and Mark Waynick,** hereinafter called the **GRANTOR(S),** have/has bargained and sold, and by these presents do transfer and convey unto **Chelsey P. Martin and Jacie Martin, husband and wife**, hereinafter called the **GRANTEE(S),** his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit

Land in Davidson County, Tennessee, being Lot(s) 133, as shown on the map entitled Plan of Section "A", Village of Old Hickory, of record in Book 1424, page 68, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description

Being the same property conveyed to MARK WAYNICK, by deed from ERIC BRUNSTAD, UNMARRIED, of record as Instrument No 20120719-0063589, dated July 12, 2012

MARK WAYNICK further conveyed said property to DANIEL CORNING AND MARK WAYNICK, AS TENANTS IN COMMON, by Quitclaim Deed of record as Instrument No 20121126-0108395, dated November 20, 2012, said Register's Office

This property is __unimproved _X_improved property known as 711 Hadley Avenue, Old Hickory, TN 37138

PROPERTY TAXES for the current year shall be prorated as of date of deed

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property, that Grantor has a good and lawful right to make this conveyance, that the same is free, clear and unencumbered, except as noted herein, and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises This conveyance is further made subject to any and all matters shown on the plat of record in the office

of the Register of Deeds where the real property is situated

Witness our hands this 28th day of April, 2023

Daniel Corning

Mark Waynick by Daniel Corning Attorney-In-Fact

Mark Waynick by Daniel Corning
his attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Daniel Corning, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 28th day of April, 2023

GREGG W CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires October 25, 2026
WILSON COUNTY

Notary Public
My Commission Expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public in and for the County and State aforementioned, personally appeared Daniel Corning, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of Mark Waynick and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Instrument No 20230503-0032752 Register's Office of Davidson County, Tennessee

Witness my hand and official seal this 28th day of April, 2023

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires October 25, 2026
WILSON COUNTY

Notary Public
My commission expires