WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR ~~VALUE, WHICHEVER~~ IS GREATER, FOR THIS TRANSFER IS $717,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th ~~DAY~~ OF APRIL, 2023.

Notary Public

MY COMMISSION EXPIRES:

RHONDA M. HANNAH NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY MY COMMISSION EXPIRES 6-19-2023

(A

Y-BR-23-1528

Karen Johnson Davidson County
Batch# 999311 DEEDWARR
05/03/2023 12:06:30 PM 3 pgs
Fees: $18.00 Taxes: $2,656.23
20230503-0032850

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Robert Treat Metcalf	same	
(NAME)	(NAME)	**072-16-2B-001.00-CO**
1528 Hayden Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHELSEY MARTIN AND JACIE BROOKE MARTIN, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ROBERT TREAT METCALF, AN UNMARRIED MAN**, hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. A on the Plan of 1528 Hayden Drive Townhomes, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20170508-0045519 and as Exhibit "A", in the Supplement and Amendment No. 1, of record in Instrument No. 20180605-0053498, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Chelsey Martin, a married man, by Warranty Deed from MRB Developers, LLC, dated August 22, 2018 and recorded August 24, 2018 in Instrument No. 20180824-0083943, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Chelsey Martin and Jacie Brooke Martin, husband and wife by Quitclaim Deed from Chelsey Martin of record as Instrument Number 20210609-0077466, Register's Office for Davidson County, Tennessee, dated June 2, 2021 and recorded on June 9, 2021.

This conveyance is subject to:
- Taxes for the year 2023, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 1424, Page 79, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20170508-0045519 and supplement and amendment to in Instrument No. 20180605-0053498, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1528 Hayden Drive, Nashville, Tennessee 37206**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 28th DAY OF APRIL, 2023.

Chelsey Martin

Jacie Brooke Martin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

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

Notary Public
My Commission Expires: _____
(SEAL)

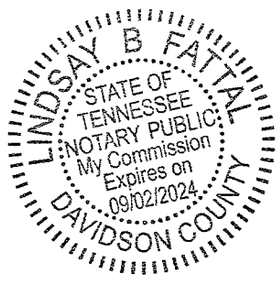


STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

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

Notary Public
My Commission Expires: _____
(SEAL)



Tennessee Certification of Electronic Document

I, Linzy Lehn, 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 4/20/2023 (date of document).

Affiant Signature

5/03/2023
Date

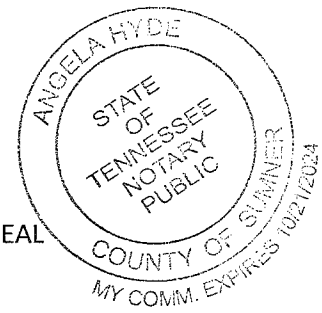
State of Tennessee

County of Sumner

Sworn to and subscribed before me this 3 day of May, 2023.

Notary's Signature

NOTARY'S SEAL



MY COMMISSION EXPIRES: 10/21/24