WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $625,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 DAY OF May, 2023.

Notary Public

MY COMMISSION EXPIRES: 8-20-2023
(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 999402 DEEDWARR
05/03/2023 03:45:30 PM 3 pgs
Fees: $18.00 Taxes: $2,312.50
20230503-0032976

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

File #23-PA-2202-P

THIS INSTRUMENT WAS PREPARED BY

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Abigail Anderson and John Anderson	**Nuwave Lending LLC**	
(NAME)	(NAME)	
2202 Porter Road	**3400 N. Central Expressway, #110-295**	**072 16 0F 001.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	**Richardson, TX 75080**	
(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, **AMANDA MARY MARTIN, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ABIGAIL ANDERSON AND JOHN ANDERSON, A MARRIED COUPLE** 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 of the Porter Road Townhomes, a Horizontal Property Regime with Private Elements, as evidenced on Exhibit "B" of the Declaration of Covenants, Conditions and Restrictions for Porter Road Townhomes, of record in Instrument No. 20140401-0026870, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Amanda Mary Martin, a Single Woman, by Warranty Deed from Christopher W. Fleming and Caroline E. Fleming, Husband and Wife, of record in Instrument No. 20180213-0014312, in the Register's Office of Davidson County, Tennessee, dated February 09, 2018 and recorded on February 13, 2018.

Further being the same property conveyed to Amanda Mary Martin Herrera by Quitclaim Deed from Ivan Michael Herrera pursuant to Final Decree of Divorce in Docket Number 22D1714, in the Third Circuit Court for Davidson County, Tennessee, of record in Instrument No. 20230329-0022931, in the Register's Office for Davidson County, Tennessee. The said Amanda Mary Martin Herrera is one and the same and now known as Amanda Mary Martin.

This conveyance is subject to:
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of College Terrace, as recorded in Plat Book 1424, Page(s) 42.

*Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20140401-0026870.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **2202 Porter Road, Nashville, TN 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 3rd day of May, 2023.

Amanda Mary Martin by Megan Paulus, Attorney-in-Fact

Amanda Mary Martin by Megan Paulus, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of May, 2023, before me personally appeared Megan Paulus, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Amanda Mary Martin and acknowledged that she executed the same as the free act and deed of the said Amanda Mary Martin.

Witness my hand, at office, this 3rd day of May, 2023.

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Signature
My commission expires: 8-20-2023

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

True Copy Certification

I, **Pam Autry,** 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 this the 3rd day of May, 2023.

Affiant Signature
Date 05/03/2023

State of TENNESSEE
County of DAVIDSON

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

Notary's Signature
MY COMMISSION EXPIRES: 8-20-2023

