Warranty Deed

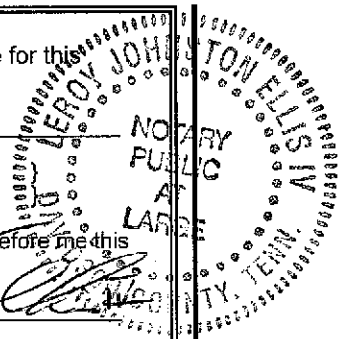
The actual consideration or value for this transfer is $ 322,000.00 .

AFFIANT

STATE OF TENNESSEE
COUNTY OF Davidson

SWORN TO AND SUBSCRIBED before me this 8th day of JUNE, 2023.

NOTARY PUBLIC
My Commission Expires: 03/06/2024



Karen Johnson Davidson County
Batch# 1013029 DEEDWARR
06/09/2023 08:00:30 AM 3 pgs
Fees: $18.00 Taxes: $1,191.40
20230609-0043798

This space for Register of Deeds

This instrument was prepared by: Johnny Ellis, Attorney, 3844 Old Hickory Blvd. Old Hickory, TN. 37138 - (615) 847-2000

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
DENNIS REDMON JILL REDMON 634 Netherlands Dr. Hermitage, TN. 37076	New Owner	087 09 0 / 103.00

*FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by **DENNIS REDMON, and wife, JILL REDMON** , and other good and valuable consideration, the receipt of which is hereby acknowledged,*

We, **Kyle Martin and Keylon Martin**, Co-Trustees of **THE MARTIN FAMILY TRUST Dated October 24, 2022**, the GRANTOR herein, by these presents do transfer, and convey unto:

DENNIS REDMON, and wife, **JILL REDMON** , the GRANTEES herein, their heirs and assigns, all right title and interest, equitable and otherwise, in a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, Being Lot No. 48 on the Plan of New Hope Estates, Phase Two, as shown of record in Book 9700, page 101, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete description.

BEING all the same property conveyed to The Martin Family Trust, Dated October 24, 2022, Freddie D. Martin, Trustee, by deed from Freddie D. Martin, unmarried, of record as **Instrument #20221028-0116584,** Register's Office for Davidson County, Tennessee. Pursuant to Article Three, Section 3.02 of said Trust, Kyle Martin and Keylon Martin became successor Co-Trustees upon the death of Freddie D. Martin on April 24, 2023. The Co-Trustees have power and authority to sell all real property interests held in the name of the trust under Article Ten, Section 10.05 of said Trust, and as reflected in the Certification of Trust ¶ 5, of record as **Instrument # 20230526-0040096** said Register's Office.

The above description is the same as in the previous deed of record.

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. On behalf of the Trust, 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. We do further covenant and bind the Trust Estate and its representatives, and ourselves individually, 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.

The property conveyed herein is transferred subject to such easements, limitations, encumbrances, restrictions and all matters of record in the Davidson County Register's Office as may affect the premises including the following:

Real Property Taxes for the year 2023 which are prorated and assumed by the Grantees. All matters shown on the Plat of record in Book 9700, page 101 Register's Office for Davidson County, Tennessee. Easements of record in Book 6909, page 840; Book 7216, page 477, as corrected by Book 8111, page 562; Book 8111, page 567; Book 9550, page 330, All in Said Register's Office.

This is improved property known as: 4924 Seiner Ct., Hermitage, TN 37076.

The Trustees by signing this Deed declare that the THE MARTIN FAMILY TRUST Dated October 24, 2022 is solvent, and has no outstanding claims or taxes, and is unencumbered.

Witness my hand this 8th day of JUNE, 2023.

THE MARTIN FAMILY TRUST u/a/d 10-24-2022

By: _____
Kyle Martin, Trustee

By: _____
Keylon Martin, Trustee

****

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Leroy J. Ellis, a Notary Public in and for said County and State, the within named Kyle Martin and Keylon Martin, the Trustees for THE MARTIN FAMILY TRUST Dated October 24, 2022, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument, as such Trustees for the purposes therein contained.

Witness my hand and official seal at Old Hickory, Tennessee this 8th day of JUNE, 2023.

_____
NOTARY PUBLIC

My Commission Expires: 03/06/2024

LEROY JOHNSTON ELLIS IV
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

CERTIFICATE of AUTHENTICITY

I, **Leroy Johnston Ellis, IV** do hereby make oath that I am an Attorney licensed in the State of Tennessee, Bar # 017968, and 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 6/8 2023.

Leroy Johnston Ellis, IV, Affiant

6/8, 2023
Date

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Sworn to and subscribed before me this 8 day of June, 2023.

Cheryl Denise Whitfield
NOTARY PUBLIC

My Commission Expires: 11/06/2024

CHERYL DENISE WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This Certificate Prepared by:
Johnny Ellis, Attorney-at-Law
3844 Old Hickory Blvd.
Old Hickory, TN. 37138
(615) 847-2000
Johnny@LJELAW.com