Karen Johnson Davidson County
Batch# 1016505 DEEDWARR
06/20/2023 09:14:30 AM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20230620-0046449

ADDRESS NEW OWNER AS:
Marvin J. Martinez
112 Claudia Dr.
Old Hickory, TN 37138

SEND TAX BILLS TO:
New Owner

THIS INSTRUMENT PREPARED
BY: Gary L. Dilliha
Attorney at Law
516 S Main Street
Springfield, Tennessee 37172

Map/Group 043-09-0
Parcel 228.00

THIS DEED OF CONVEYANCE, executed and delivered by **William C. Mason**, unmarried, hereinafter called the Grantor, to **Marvin J. Martinez**, unmarried, hereinafter called the Grantee;

WITNESSETH:

That for and in consideration of the sum of TEN DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor has this day bargained and sold, and does by these presents hereby sell, transfer and convey unto the said Grantee, heirs and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, being more particularly described as follows, to-wit:

Being the east 75 feet of Lot 42, Block "B", Map of Woodlawn Estates, of record in Book 843, page 82, Register's Office for Davidson County, Tennessee.

Said part of Lot 42 fronts 75 feet on the southerly side of Dupont Avenue and runs back between parallel lines 165 feet to a dead line.

Plat Matters: The above-described property is subject to easements, setback lines, notes, environmental and conservation notes and all other matters as indicated on the plan of Block "B", Map of Woodlawn Estates, of record in Book 843, page 822, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to William C. Mason, unmarried, by deed from Billy Duke, Jr., married, and Charles Duke, married, recorded May 26, 2023 in Instrument Nol. 20230526-0040112, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the premises aforesaid, together with all the appurtenances and immunities thereto pertaining, unto the said Grantee, heirs and assigns.

The Grantor further covenants with the Grantee, heirs and assigns, that he has a good and perfect right to convey same, and that said property is unencumbered, except as otherwise set forth herein.

The Grantor further covenants with the Grantee that he will warrant and forever defend the title to said property against the lawful claims and demands of all persons whomsoever.

Taxes are to be prorated and possession granted as of the date of this deed.

IN WITNESS WHEREOF, the Grantor has hereunto set his signature on the date indicated in the notary acknowledgement below.

WILLIAM C. MASON

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **William C. Mason,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that he executed the foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 16th day of June, 2023.

My Commission Expires:_____

GARY L. DILLIHA
NOTARY PUBLIC
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires March 26, 2025

NOTARY PUBLIC

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STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

I or we, hereby swear or affirm that the actual consideration for this transfer, or value of property or interest in property transferred, whichever is greater, is **$280,000.00** which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED and SWORN to before me this the 16th day of June, 2023.

My Commission Expires:_____

CHERI N. HEAD
NOTARY PUBLIC/Register
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires April 23, 2025

Certificate of Authenticity

I, Gary L. Dillihay, 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 June 16, 2023.

Date

Affiant Signature

10/16/23

Date

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Sworn to and subscribed before me this 16th day of June, 2023

Notary's Signature

My Commission Expires: _____

Notary's Seal (if on paper)

TAMMY RUSH
NOTARY PUBLIC
STATE OF TENNESSEE
ROBERTSON COUNTY
My Commission Expires November 27, 2022