Karen Johnson Davidson County
Batch# 1017526 DEEDWARR
06/21/2023 02:20:30 PM 3 pgs
Fees: $18.00 Taxes: $1,128.50
20230621-0047122



STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $305,000.00

Affiant

Subscribed and sworn to before me, this 16 day of June, 2023.

Notary Public
My commission expires: 11-17-24

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Richard Martinez **Sophia Martinez**	**Churchill Mortgage Corporation**	**09512004300**
2521 Woodberry Dr	**1749 Mallory lane, Suite 100**	
Nashville, TN 37214	**Brentwood, TN 37027**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

David M Taft and Lynn Taft, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Richard Martinez and Sophia Martinez, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 11, on the plan of Woodberry Park, of record in Book 2133, Page 117, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to David M Taft and wife, Lynn Taft, by Quitclaim Deed from David M Taft, dated November 6, 2017, of record in Instrument No. 20171129-0121717, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to David Taft, by Executor's Quitclaim Deed from David M Taft, Executor for the Estate of Clara Taft, dated November 6, 2017, of record in Instrument No. 20171108-0114841, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Norman H Taft and wife, Clara F Taft, by Deed from Charles D McMillen and wife, Betty McMillen, dated April 25, 1962, of record in Book 3373, Page 385, in the Register's Office for Davidson County, Tennessee. Norman H Taft died October 1, 2005, leaving Clara F Taft as the sole surviving tenant. Clara F Taft died testate March 22, 2017, and by Last Will and Testament admitted to probate in the Seventh Court of Davidson County, Case No. 17P-652, David M Taft was named Executor of the Estate of Clara F Taft.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 2521 Woodberry Dr, Nashville, TN 37214.

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; and 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 in 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 GRANTEES, 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.

David M. Taft Date: 6/14/23
David M Taft

Lynn Taft Date: 6/14/23
Lynn Taft

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, David M Taft and Lynn Taft, the within named Grantor(s), 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, at office, this 14th day of June 2023, _____.

NOTARY PUBLIC

My Commission Expires: 7/7/25

MARK B. LEEDOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Certificate of Authenticity

I, Mark D Leggett, 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 6/16/23.

Date

Affiant Signature

6/16/23

Date

State of TN
County of Rutherford

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

Notary's Signature
My Commission Expires: 11-17-24

Notary's Seal (if on paper)

ANGELA GRACE VANCE
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY