WARRANTY DEED

Karen Johnson Davidson County
Batch# 1031672 DEEDWARR
07/27/2023 02:17:30 PM 3 pgs
Fees: $18.00 Taxes: $1,352.35
20230727-0058071

File #23-PA-0813-P

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF July, 2023.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

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)
Courtney Paige McCarley Martin and Matthew Hunter Martin	New Owner	
(NAME)	(NAME)	**119 12 0 055.00**
813 Carlyle Place	Property	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **ANTHONY TORRES AND MOLLY TORRES, A MARRIED COUPLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **COURTNEY PAIGE MCCARLEY MARTIN AND MATTHEW HUNTER MARTIN, WIFE AND HUSBAND** 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 Lot No. 177 on the Map of Section Two, Battlewood, of record in Book 1835, Page 95, Register's Office for Davidson County, Tennessee.

Said Lot No. 177 begins at a point in the Easterly margin of Carlyle Place, the common corner of Lots Nos. 176 and 177; thence in a Northeasterly direction 194.90 feet to a point, the common rear corner of Lots Nos. 176 and 177; thence in a Northwesterly direction 279.61 feet to a point, the extreme Northerly corner of said subdivision; thence South 20 degrees 48' West 74.14 feet to a point, the common rear corner of Lots 177 and 178; thence in a Southeasterly direction 278.21 feet to a point in the margin of Carlyle Place, the common corner of Lots Nos. 177 and 178; thence along the margin of Carlyle Place 466.44 feet around a curve having a radius of 50 feet to the point of beginning.

Being the same property conveyed to Anthony Torres and Molly Torres, Husband and Wife, by Warranty Deed from Mohammed Anwar, Married, of record in Instrument No. 20210511-0063142, in the Register's Office of Davidson County, Tennessee, dated May 06, 2021 and recorded on May 11, 2021.

This conveyance is subject to:
County of Davidson taxes for the year 2023 and thereafter, not yet due and payable.

*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section Two, Battlewood, as recorded in Plat Book 1835, Page(s) 95.

*Covenants, Conditions and Restrictions as set forth in Deed Restrictions recorded in Book 1494, Page 513.

*Covenants, Conditions and Restrictions as set forth in Building Restrictions recorded in Book 2022, Page 400.

*Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances, recorded in Instrument No. 20090407-0031619.

*Easement recorded in Instrument No. 20120228-0017172.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **813 Carlyle Place, Nashville, TN 37211**.

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 17th day of July, 2023.

Anthony Torres

Molly Torres

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of July, 2023, before me personally appeared Anthony Torres, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 17th day of July, 2023.

Notary Signature
My commission expires:

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of July, 2023, before me personally appeared Molly Torres, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 17th day of July, 2023.

Notary Signature
My commission expires:

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2024

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

Certificate of Authenticity

I, Emily Manno, 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 **7/17/23**.

Date

Affiant Signature

7/17/23

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **17** day of **July**, 20**23**.

Notary's Signature

My Commission Expires: 7/6/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026