Karen Johnson Davidson County
Batch# 1034577 DEEDWARR
08/04/2023 09:58:30 AM 3 pgs
Fees: $18.00 Taxes: $2,516.00
20230804-0060369

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

Actual consideration or value, whichever is greater is $680,000.00.

Affiant

Subscribed and sworn before me this the 3rd day of August, 2023.

Notary Public
My commission expires: 9.21.26

MICHELLE MARTIN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Jeremy & Ashley Stillman	New Owner	181-11-0E 136.00
9270 Barco Road		
Brentwood, TN 37027		

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, WILLIAM OSCAR MARTIN III AND TRACY JEAN MARTIN, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JEREMY STILLMAN AND ASHLEY STILLMAN, MARRIED, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 136, on the Plan of Final Plat, The Hill Property, Phase 1B, of record in Instrument No. 20210818-0111925, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to William Oscar Martin, III and Tracy Jean Martin, husband and wife, by Special Warranty Deed dated 03/28/2022, from NVR, Inc., a Virginia corporation T/A Ryan Homes, of record in Instrument No. 20220329-0035919, Register's Office for Davidson County, Tennessee.

Also being part of the same property previously conveyed to NVR, Inc., a Virginia corporation T/A Ryan Homes, by Special Warranty Deed dated 09/10/2021, from Green Trails, LLC, of record in Instrument No. 20210913-0121884, Register's Office for Davidson County, Tennessee.

Also being part of the same property previously conveyed to Green Trails, LLC, a Tennessee limited liability company, by Warranty Deeds dated 7/31/2019 and 5/29/2020, from Suzanne Hill Nichols, Shelley Ruth Cook and Benjamin Franklin Hill, III, of record in Instrument No. 20190801-0075717, and Instrument No. 20200605-0058098, Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 9270 Barco Road, Brentwood, TN 37027.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 3rd day of August, 2023.

William Oscar Martin III

Tracy Jean Martin

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, William Oscar Martin III and Tracy Jean Martin, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 3rd day of August, 2023.

My commission expires:

9-7-26

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 8-3-23.

Affiant Signature

8-4-23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 4 day of August, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY