Karen Johnson Davidson County
Batch# 1049740 DEEDWARR
09/14/2023 09:07:30 AM 3 pgs
Fees: $18.00 Taxes: $1,066.83
20230914-0072034

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $288,333.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF SEPTEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 9.21.26
(AFFIX SEAL)

MICHELLE MARTIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Y-P-23-441

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Amanda Stanton and Shawn Mason	New Owner	
(NAME)	(NAME)	**033-12-0-137-00**
441 Janette Avenue		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072-2712		
(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, **JOYCE MARTIN, PERSONAL REPRESENTATIVE FOR THE ESTATE OF EDNA L. MARTIN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **AMANDA STANTON, A SINGLE WOMAN, AND SHAWN MASON, A MARRIED MAN, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP,** 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 situated in Davidson County, Tennessee:

Lot 71, Plan of Gateway, Section I, as shown on plat of record in Plat Book 3300, Page 39, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said Land.

Being the same property conveyed to Edna L. Martin, a single woman by Warranty deed from Reginald Dowlen, Sr., unmarried of record in Instrument No. 20141118-0106275 Register's Office for Davidson County, Tennessee, dated November 18, 2014 and recorded on November 18, 2014.

Edna L. Martin, also known as Edna Louise Martin, having since died on July 9, 2022. Joyce Martin, Personal Representative for the Estate of Edna Louise Martin, has the full power to sell and convey the subject property as set forth in the Amended Order to Approve Contract for Sale of Real Property as set forth in Docket No.: 22P-1, the Seventh Circuit Court of Davidon County, Tennessee Probate Division.

This conveyance is subject to:
- Taxes for the year 2023, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 3300, Page 39, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3344, Page 582, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **441 Janette Avenue, Goodlettsville, Tennessee 37072-2712**.

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 12th DAY OF SEPTEMBER, 2023.

The Estate of Edna L. Martin

BY: Joyce Martin

Joyce Martin
Personal Representative

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOYCE MARTIN, PERSONAL REPRESENTATIVE of the THE ESTATE OF EDNA L. MARTIN, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 12th of September, 2023.

Notary Public
My Commission Expires: _____
(SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM 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 9-12-23.

Affiant Signature

9-14-23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 14 day of September, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY