RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

BOX 10-A

Karen Johnson Davidson County
Batch# 1060722 DEEDWARR
10/16/2023 09 57 38 AM 2 pgs
Fees $13 00 Taxes $1,036 37

20231016-0080720

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 17th DAY OF ____, 2023

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

D. DYLAN POTTER
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Robert S Hite	Robert S Hite	
(NAME)	(NAME)	
2721 Westwood Drive	2721 Westwood Drive	147 02 0 097 00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Nashville, TN 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, **THERESA GAYLE MARTIN SMITH AND ROBERT HAYES MARTIN AND PAMELA JANE MARTIN BOSSE AND RICHARD BLAIR MARTIN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROBERT S. HITE, UNMARRIED,** 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

Being Lot No. 2 on the Plan of Section Two, Battery Crest, as of record in Book 2900, Page 132, Register's Office for said County. Said Lot No. 2 fronts 82.5 feet on the south side of Harding Place, and runs back between parallel lines, 170.4 feet to a dead line.

Being the same property conveyed to William B. Martin and wife, Peggy A. Martin, by Warranty Deed from William C Parrish, Jr and wife, Claudia K. Parrish, of record in Book 4529, Page 946, in the Register's Office of Davidson County, Tennessee, dated August 14, 1971 and recorded on August 18, 1971. The said William B. Martin died on July 14, 1994. Peggy A. Martin died testate on July 13, 2023. Theresa Gayle Martin Smith, Robert Hayes Martin, Pamela Jane Martin Bosse and Richard Blair Martin are the devisee under the Will of Peggy Ann McPherson Martin probated under Case No. 23P1779, in the Seventh Circuit Court for Davidson County, Tennessee, Probate division.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

Theresa Gayle Martin Smith herein signed as Attorney in fact for Robert Hayes Martin. Said Power of Attorney is of record Instrument No. 20231016-0080717 in Register's office for Davidson County, Tennessee.

Theresa Gayle Martin Smith herein signed as Attorney in fact for Pamela Jane Martin Bosse. Said Power of Attorney is of record Instrument No. 20231016-0080719 in Register's office for Davidson County, Tennessee.

Theresa Gayle Martin Smith herein signed as Attorney in fact for Richard Blair Martin. Said Power of Attorney is of record Instrument No. 20231016-0080718 in Register's office for Davidson County, Tennessee.

unimproved _
This is improved x property, known as 549 Harding Pl, Nashville, TN 37211
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

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 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 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

Witness my hand this 13th day of October, 2023

BY Theresa Gayle Martin Smith

THERESA GAYLE MARTIN SMITH

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Theresa Gayle Martin Smith the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained

Witness my hand and official seal this 13th day of October, 2023

Commission expires

Notary Public

Witness my hand this 13 day of Oct, 2023

Robert Hayes Martin By

BY Theresa Gayle Martin Smith

ROBERT HAYES MARTIN

BY THERESA GAYLE MARTIN SMITH, ATTORNEY IN FACT

D. DYLAN POTTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-3-2025

Pamela Jane Martin Bosse By

BY Theresa Gayle Martin Smith

PAMELA JANE MARTIN BOSSE

BY THERESA GAYLE MARTIN SMITH, ATTORNEY IN FACT

Richard Blair Martin By

BY Theresa Gayle Martin Smith

RICHARD BLAIR MARTIN

BY THERESA GAYLE MARTIN SMITH, ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Theresa Gayle Martin Smith, to me known to be the person who executed the foregoing instrument on behalf of Robert Hayes Martin, Pamela Jane Martin Bosse and Richard Blair Martin and acknowledged that she executed the same as the free act and deed of Robert Hayes Martin, Pamela Jane Martin Bosse and Richard Blair Martin

Commission expires

D. DYLAN POTTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-3-2025

Notary Public