This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-21640-RR

Karen Johnson Davidson County
Batch# 1060997 DEEDWARR
10/16/2023 03:19:30 PM 3 pgs
Fees: $18.00 Taxes: $1,702.00
20231016-0081166

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $460,000.00.

Dana Warsop
Affiant

Subscribed and sworn to before me, this the 13th day of October, 2023.

Notary Public
My Commission Expires: 3-2-27

BRANDON LIPPMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 3-2-2027

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Wesley Fredrick Kuitems 2326 Somerset Valley Drive Nashville, TN 37013	New Owner	173 06 0B 039.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Richard A. Martens and Jennifer Martens, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Wesley Fredrick Kuitems, unmarried**, hereinafter called the Grantee(s), his/her/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. 39 on the Phase One, Cambridge Park at Barnes Road Subdivision, as shown by plat of record in Instrument No. 20120912-0082696, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Richard A. Martens and Jennifer Martens, husband and wife, by Warranty Deed from Atkins & Associates Homebuilders, Inc., a Tennessee Corporation, of record in Instrument No. 20140512-0040474, in the Register's Office of Davidson County, Tennessee, dated May 01, 2014 and recorded on May 12, 2014.

This is improved property located at: **2326 Somerset Valley Drive, Nashville, TN 37013.**

This conveyance is made subject to 1) Property taxes for the year 2024, and thereafter, a lien not yet due and payable. The 2023 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13th day of October, 2023.

GRANTOR:

Richard A. Martens

Jennifer Martens

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Richard A. Martens and Jennifer Martens, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 13th day of October, 2023.

Notary Public
My Commission expires: _____

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Certificate of Authenticity

I, Tonya Loftin, 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 October 11, 2023.

Date

Tonya Loftin
Affiant Signature

October 16, 2023
Date

State of Tennessee

County of Rutherford

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

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

My Commission Expires: _____
Date

Notary's Seal (if on paper)