RETURN TO:
PREMIER ESCROW, LLC **BOX 10-A**
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

Karen Johnson Davidson County
Batch# 1066019 DEEDWARR
10/30/2023 12 25 58 PM 3 pgs
Fees $18 00 Taxes $1,202 50
20231030-0084594

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 37863-09-2023	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $325,000.00. Mary Martin Affiant Subscribed and sworn to before me this 27th day of October, 2023. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Mary Martin 2520 Crossfield Drive Nashville, TN 37214		Map and Parcel No.: 095 04 0 068.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Jeffrey Revlett, unmarried man ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Mary Martin, a single woman ("Grantee"), her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2520 Crossfield Drive, Nashville, Davidson County, Tennessee 37214.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her heirs and assigns, forever.

And Grantor covenants that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds himself, his heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular 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 the 26th day of October, 2023.

GRANTOR:

Jeffrey Wayne Revlett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jeffrey Wayne Revlett, 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, at office, this 26th day of October, 2023.

Notary Public
My Commission Expires: 3/6/24



EXHIBIT "A"

Situated in Davidson County, Tennessee, being Lot No. 11 on the Map of Eva-Mor Heights, as of record in Plan Book 1424, Page 149, Register's Office for said County. Said Lot 11 fronts 70 feet on the North side of Crossfield Drive and runs back between parallel lines 175 feet to a dead line.

Being the same property conveyed to Jeffrey Wayne Revlett, by Quitclaim Deed from Betty Jean Revlett, of record in Instrument No. 20160222-0016230, in the Register's Office of Davidson County, Tennessee, dated February 19, 2016 and recorded on February 22, 2016.

This conveyance is made subject to.

1. State, County, and City taxes and assessments for the year 2024 and subsequent years, a lien, not yet due and payable, which are assumed by Grantee.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Eva-Mor Heights, as recorded in Plat Book 1424, Page(s) 149.