Karen Johnson Davidson County
Batch# 1067978 DEEDWARR
11/02/2023 02:02:09 PM 2 pgs
Fees: $13.00 Taxes: $2,219.63
20231102-0085928

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $599,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF NOVEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 11-3-25
(AFFIX SEAL)

S. CHAPEL DRUMMOND NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 11-03-2025

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 7112 Crossroads Blvd, Suite 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Thomas Farley and Emma Applebome	Same as new owner	042 13 0 047.00
(NAME)	(NAME)	
604 Vanoke Drive		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Richard Lewis Martin, III and Juliana Ospina Cano, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Thomas Farley and Emma Applebome, husband and wife**, 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:

Land in Davidson County, Tennessee, being Lot No. 11 on the Re-subdivision of Lots 11 & 12 Section One, Hedgewood Hills, of record in Book 3500, Page 65, 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 Richard Lewis Martin, III, unmarried and Juliana Ospina Cano, unmarried, as joint tenants with right of survivorship from Emmett E Wilkerson and Brandi Wilkerson, husband and wife by Warranty Deed dated May 14, 2020 and recorded on May 21, 2020 in Instrument No. 20200521-0052899, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 1-0-23-1006A

This is improved property, known as 604 Vanoke Drive, Madison, TN 37115

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 our hands this 1st day of November, 2023.

Richard Lewis Martin, III

Juliana Ospina Cano

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Richard Lewis Martin, III and Juliana Ospina Cano, husband and wife, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st day of November, 2023.

Laura Elizabeth Mathis
Notary Public

My Commission Expires: 3-28-26

(SEAL)

