Karen Johnson Davidson County
Batch# 1072651 DEEDWARR
11/16/2023 10:35:30 AM 3 pgs
Fees: $18.00 Taxes: $1,289.45
20231116-0089375

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-23-4402

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $348,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 15th day of November, 2023

Notary Public

Commission Expires: 11-21-26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Anna Kennedy Maestri and Jacob Maestri 5700 Briarwick Court Hermitage, TN 37076	Same	087-05-0A-086.00-CO

WARRANTY DEED

FOR AND IN 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, I/WE,

Jordan D. Ketron and Sarah Ketron, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jacob Maestri and Anna Maestri, 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. 87 on the Plan of Final Plat of Farmingham Woods, Phase II, Section 2, of record in Plat Book 7900, Page 424, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to James Anthony Martin, unmarried by Warranty Deed from Marshall Travis Taylor and wife, Michelle L. Mettee-Taylor of record in Instrument No. 20001009-0100044, Register's Office for Davidson County, Tennessee, dated September 29, 2000 and recorded on October 09, 2000. The said James Anthony Martin died on or about June 9, 2022, his estate being administered through Davidson County Probate Court, Docket No. 22P1721. Reference is made to the Affidavit as to Heirs of James Anthony Martin, naming Annie Wharton as his sole heir, recorded on May 01, 2023 in Instrument No. 20230501-0031846, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jordan D. Ketron and Sarah Ketron, husband and wife by Warranty Deed from Felicia Thompson, Administratrix of the Estate of James Anthony Martin and Annie Wharton of record in Instrument No. 20230501-0031847, Register's Office for Davidson County, Tennessee, dated April 25, 2023 and recorded on May 01, 2023.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 5700 Briarwick Court, Hermitage, TN 37076

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 so 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.

Dated this the JH 14 ~~15~~th day of November, 2023.

Jordan Ketron
Jordan D. Ketron

Sarah Ketron
Sarah Ketron

STATE OF AR
COUNTY OF Washington

On this JH 14 ~~15~~th day of November, 2023, before me personally appeared Jordan D. Ketron and Sarah Ketron, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 14 ~~15~~th JH day of November, 2023.

Notary Signature
My commission expires: Feb 3, 2031

JOHN HATFIELD
Notary Public - Arkansas
Faulkner County
Commission # 12713280
My Commission Expires Feb 3, 2031

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 November 15, 2023.

J. Carlton Drumwright

November 15, 2023
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on November 15, 2023.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY