Karen Johnson Davidson County
Batch# 1090811 DEEDWARR
01/11/2024 11:48:30 AM 3 pgs
Fees: $18.00 Taxes: $1,180.30
20240111-0002453

STATE OF TENNESSEE
COUNTY OF DICKSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $319,000.00.

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
1904 Highway 46 South, Suite 2
Dickson, TN 37055

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF JANUARY, 2024.

SHELLY M. WALLING STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 4-9-26

Notary Public

MY COMMISSION EXPIRES: 4-9-26

(AFFIX SEAL)

17-NSH23-07015

Address of New Owner:	Send Tax Bills to:	Tax Information:
Kenneth Martin 908 Waggoner Court East Nashville, TN 37214	Kenneth Martin 908 Waggoner Court East Nashville, TN 37214	108-04-0-171-00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Matthew W. Storey, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Kenneth Martin, an unmarried man**, hereinafter called the Grantees, their successors 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. 121-B, ZONE LOT DIVISION, PATIO VILLA, SECTION 6, AS OF RECORD IN PLAT BOOK 6250, PAGE 570, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID LOT.

BEING A PART OF THE SAME PROPERTY CONVEYED TO MATTHEW W. STOREY BY WARRANTY DEED FROM MICHELLE FOSTER OF RECORD AS BOOK 11216 PAGE 93 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED NOVEMBER 20, 1998 AND RECORDED ON NOVEMBER 23, 1998.

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

This property is improved property known as: 908 Waggoner Court East, Nashville, TN 37214

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 10th day of January, 2024

Matthew W. Storey

STATE OF TENNESSEE

COUNTY OF DICKSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Matthew W. Storey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal at Dickson, Tennessee, this 10th day of January, 2024.

Notary Public

My Commission Expires: 3·20·2024

JENNIFER HUDGINS
TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Charlotte Rooker *(custodian's name)*, 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 1-10-24 *(date of document)*.

Charlotte Rooker — 1-10-24

Custodian's Signature — date

STATE OF TENNESSEE
COUNTY OF Rutherford

Sworn to and subscribed before me this 10th day of January, 2024.

Shelly M. Walling

Notary Public

MY COMMISSION EXPIRES: 4-19-26

SHELLY M. WALLING
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 4-19-26