Karen Johnson Davidson County
Batch# 1103549 DEEDWARR
02/22/2024 12:57:30 PM 3 pgs
Fees: $18.00 Taxes: $222.00
20240222-0012216

STATE OF TENNESSEE
COUNTY OF Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00.

Patti Robitaille
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF FEBRUARY, 2024.

Notary Public

MY COMMISSION EXPIRES: 02/26/2024

(AFFIX SEAL)

LISA S. HODGES STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

**PREPARED BY & RETURN TO:**
**Realty Title & Escrow Company, Inc.**
**1118 Nashville Highway, Suite 150**
**Columbia, TN 38401**

**10-NSH24-07303**

[redacted]

| Address of New Owner: | Send Tax Bills to: | Tax Information: |
|---|---|---|
| Neftaly Martinez and Cristina Martinez, husband and wife<br>101 Keeton Avenue<br>Old Hickory, TN 37138 | Same as new Owner | 044 05 0 211.00 |

[redacted]

## 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, **James A. Waters, a widower**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Neftaly Martinez and Cristina Martinez, husband and wife**, 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:

Being the South 50 feet of Lots Nos. 208, 209 and 210, on the Map of Rayon city, not of record, said lots lying immediately West of Lot No. 211, which is shown on the recorded plan of Rayon City, of record in Plat Book 843, page 13, Register's Office for said County, and described as follows:
Beginning at a point in the North margin of Keeton Avenue at the Southwest corner of Lot No. 211 on said recorded plan, said point being 150 feet East of the Easterly margin of Bridgeway; thence Northerly along the Westerly line of said Lot No. 211, 124.74 feet to the Northeast corner of Lot No. 208; thence with the line between Lots 207 and 208, Westerly 50 feet; thence Southerly 130 feet more or less to the North margin of Keeton Avenue; thence with the margin of the same Easterly 50 feet to the point of beginning.

Being the same property conveyed to James A. Waters and wife, Betty Waters, by Installment Deed from Margaret I. Anderson, of record in Book 4587, Page 526, in the Register's Office of Davidson County, Tennessee, dated March 24, 1972 and recorded on March 28, 1972. Betty Waters having since died on 08/25/2023, leaving James A. Waters as surviving spouse under tenancy by the entirety

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: 101 Keeton Avenue, Old Hickory, TN 37138

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 21st day of February, 2024

James A. Waters

James A. Waters

STATE OF TENNESSEE

COUNTY OF Maury

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named James A. Waters, 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 within instrument for the purposes therein contained.

Witness my hand and seal at Columbia, Tennessee, this 21st day of February, 2024.

Lashey Welsh

Notary Public

My Commission Expires: 1/20/2027

LASHEY WELSH
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

## TRUE COPY CERTIFICATION

I, PATTI ROBITAILLE, 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 February 21, 2024 (date of document).

Patti Robitaille

Affiant Signature

Date: 02/22/2024

STATE OF TENNESSEE )
COUNTY OF ROBERTSON )

Sworn to and subscribed before me this 22nd day of February, 2024.

Notary Public

My Commission Expires: 02/26/2024

