39B

Karen Johnson
Batch # 1122480
04/12/2024 12:19:49 PM
Fees: $13.00 Taxes: $1,461.50
20240412-0026188

Davidson County
DEEDWARR
2 pgs

WARRANTY DEED

2024-03-1624

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $393,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 4th day of April, 2024.

Notary Public

(Affix Seal)

My Commission Expires: 7/6/26

LYDIA H WEAVER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Kathryn A. Fey and David D. Robertson 236 Coleridge Court Nashville, TN 37013	Old National Bank One Main Street Evansville, IN 47708	Map/Parcel 162-02-0-262.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Daniel M. Martin, a married man,** hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Kathryn A. Fey and David D. Robertson, wife and husband,** hereinafter called the GRANTEES, their heirs and assigns, that 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. 22 on the Plan of Section 2, Colemont Heights of record in Plat Book 4300, Page 133, 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 Daniel M. Martin by Warranty Deed from Calvin S. Kirkendall, Jr. and Sharon G. Kirkendall, husband and wife of record in Instrument No. 20200316-0028477 Register's Office for Davidson County, Tennessee, dated March 10, 2020 and recorded on March 16, 2020.

This conveyance is subject to the following: Metropolitan Nashville property taxes for the year 2024 and subsequent years, a lien not yet due or payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 236 Coleridge Court, Nashville, TN 37013.

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 the GRANTOR, does covenant with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and he does further covenant and binds himself, his heirs and assigns, 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.

The property being herein conveyed has never been the principal residence of the Grantor's spouse

Effective the 4 day April, 2024.

Daniel M. Martin

STATE OF Florida
COUNTY OF Orange

On this 4 day of April, 2024, before me personally appeared Daniel M. Martin, 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 4 day of April, 2024.

Notary Signature
My commission expires: Sept. 13, 2024

KELLY TEAGUE MILLETT
Notary Public - State of Florida
Commission # HH 20822
My Comm. Expires Sep 13, 2024
Bonded through National Notary Assn.