THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240447416** Karen Johnson Davidson County Batch# 1132884 DEEDWARR 05/09/2024 11:46:30 AM 3 pgs Fees: $18.00 Taxes: $3,219.00 20240509-0034226	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $870,000.00. Affiant Subscribed and sworn to before me, this 8th day of May, 2024. Notary Public My Commission Expires:

JONATHAN B HARRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027

WARRANTY DEED

Address New Owner: Steven Adam Stratz 5629 Highland Way Nashville TN 37211	Send Tax Bills To: Ascend Federal Credit Union 520 Airpark Drive Tullahoma, TN 37388	Tax Information: Tax Parcel ID No. 104 08 0 378.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John A. Martin and Britany L. Martin, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Steven Adam Stratz, an unmarried man**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of THE ROBINSON REALTY COMPANY'S SUBDIVISION OF THE EAST PART OF LOT NO. 48, O.B. HAY'S ROKEBY ADDITION of record in Plat Book 547, Page 24, 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 John A. Martin and Brittany L. Raymond, Husband and Wife, by Warranty Deed from Jeffrey M. Cohen, Trustee of the Cohen Family Trust, of record in Instrument No. 20130522-0051819, in the Register's Office of Davidson County, Tennessee, dated May 20, 2013, and recorded on May 22, 2013. Britany L. Martin's name being erroneously misspelled on the previous conveyance. Britany L. Raymond and Brittany L. Raymond being one and the same. Britany L. Raymond is now known as Britany L. Martin.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of THE ROBINSON REALTY COMPANY'S SUBDIVISION OF THE EAST PART OF LOT NO. 48, O.B. HAY'S ROKEBY ADDITION, as recorded in Plat Book 547, Page(s) 24.

This is improved property located at 1503 Villa Place Nashville TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8th day of May, 2024.

John A. Martin

Britany L. Martin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John A. Martin and Britany L. Martin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of May, 2024.

Notary Public
My Commission Expires:

JONATHAN B HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027

True Copy Certification

I, John W. Bishop, 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 this the 8 day of May, 2024.

Affiant Signature
Date 5/8/2024

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 8 day of May, 2024.

Notary's Signature
MY COMMISSION EXPIRES: 07-06-26

KADEN ROACH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026