This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-22733-MC

Karen Johnson Davidson County
Batch# 1146651 DEEDWARR
06/13/2024 08:39:30 AM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20240613-0044193

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $285,000.00.

Affiant

Subscribed and sworn to before me, this the 28th day of May, 2024.

Notary Public
My Commission Expires: 11/27/2027

JENNIFER GENTRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES NOVEMBER 27, 2027

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jonathan Durham and Samantha Durham 3814 Crouch Drive Nashville, TN 37207	Movement Mortgage Lost Horizon Bank 7640 Poplar Ave, Ste 210 Germantown, TN 38138	059 14 0 188.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Jonathan David St. Martin, an unmarried man**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Jonathan Durham and Samantha Durham, husband and wife**, hereinafter called the Grantee(s), his/her/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(s) 138, as shown on the map entitled HAYNES MANOR, SECTION 1, of record in Plat Book 3600, Page 85, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Jonathan David St. Martin, unmarried, by Warranty Deed from Kimberly Smith and Robert Smith, wife and husband, of record in Instrument No. 20200528-0055076, in the Register's Office of Davidson County, Tennessee, dated May 22, 2020 and recorded on May 28, 2020.

This is ☒ improved or ☐ unimproved property located at: **3814 Crouch Drive, Nashville, TN 37207**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 do 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. Whenever used, the singular number 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 28th day of May, 2024.

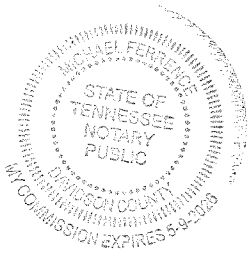
GRANTOR:

Jonathan David St. Martin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Jonathan David St. Martin,** the within named bargainor(s), 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 foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 28th day of May, 2024.



Notary Public
My Commission expires: 5-9-2026

Certificate of Authenticity

I, Amanda Maynor, 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

May 28, 2024

Date

Amanda Maynor

Affiant Signature

June 12, 2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 12th day of June, 2024.

Stacy R Jacobs

Notary Signature

My Commission Expires: 3/9/2027

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON