WARRANTY DEED

Karen Johnson Davidson County
Batch# 1150842 DEEDWARR
06/25/2024 03:41:30 PM 3 pgs
Fees: $18.00 Taxes: $1,183.63
20240625-0047553

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $319,900.00.

Affiant

Subscribed and sworn to me on 06/24/24.

NOTARY PUBLIC

My Commission Expires: 06/14/25

FAITH L LOWE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Kara Gilbert 922 Kipling Drive Nashville, TN 37217	New Owners	107-14-0-014.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Allison Baxter Martin (also known as Allison A. Baxter) and Coy Martin, wife and husband, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Kara Gilbert, single person, hereinafter called **"GRANTEE,"** her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot 73, as shown on the map entitled Miro Meadows, of record in Plat Book 1424, pages 94-95, (erroneously referenced as Book 1242 in previous deed) 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 ALLISON A. BAXTER, by deed from BRADLEY M. LEDUC AND WIFE, CANDACE D. LEDUC, of record in Instrument No. 20080711-0071452, dated July 2, 2008, said Register's Office. ALLISON A. BAXTER has since married and is now known as ALLISON BAXTER MARTIN.
>
> COY MARTIN, spouse of ALLISON BAXTER MARTIN, for the consideration expressed herein, joins in this conveyance for the purpose of waiving all rights, claims and interests of any kind whatsoever, including any and all marital or homestead he may have in the aforedescribed property by virtue of his marriage to ALLISON BAXTER MARTIN.
>
> This is improved property known as 922 Kipling Drive, Nashville, Tennessee 37217.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her successors and assigns, forever, and GRANTORS do covenant with the said GRANTEE they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her successors 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 our hands on 06/24/24.

Allison Baxter Martin

Allison Baxter Martin

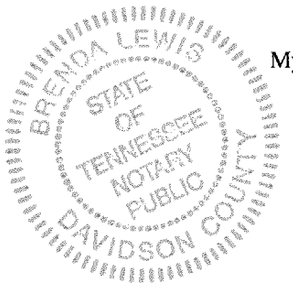
Coy Martin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 06/24/24, before me personally appeared Allison Baxter Martin and Coy Martin, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on 06/24/24.

NOTARY PUBLIC



My Commission Expires: 9-8-2025

TRUE COPY CERTIFICATION

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

I, Melanie Judd, 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 June 24, 2024.

Custodian's Signature

06/24/2024
date

STATE OF TENNESSEE
COUNTY OF Williamson

Sworn to and subscribed before me this 24th day of June 2024.

Notary Public

MY COMMISSION EXPIRES: 06.14.25

