THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch# 1151521 DEEDWARR
06/27/2024 07:10:30 AM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20240627-0048107

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Sandy Cordero Sanches 856 Norwalk Drive Nashville, TN 37214	Sandy Cordero Sanches 856 Norwalk Drive Nashville, TN 37214	108 04 0 021.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Robert Edward Martin, a married man** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Sandy Cordero Sanches, an unmarried woman**, ("Grantee") all of our/my right, title and interest in and to that certain real property known as 856 Norwalk Drive, Nashville, TN 37214 , together with all rights, privileges and appurtenances thereto and any improvements thereon as more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 57 on the plan of SECTION TWO, LARCHWOOD, of record in Plat Book 5200, Page 57, 58 and 59, Register's Office for Davidson County, Tennessee, subject to certain notes, easements and building setback lines, restrictions as of record in Book 5773, Page 797, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Robert Edward Martin, by Quitclaim Deed by Trustee from Robert Edward Martin, Trustee of the Irrevocable Trust of Virgil Martin, dated July 20, 2021, of record in Instrument No. 20240606-0042258, in the Register's Office of Davidson County, Tennessee, dated June 5, 2024 and recorded on June 6, 2024.

Being the same property conveyed to Robert Edward Martin, by Quitclaim Deed by Trustee from Robert Edward Martin, Trustee of the Irrevocable Trust of Virgil Martin, dated July 20, 2021, of record in Instrument No. 20240605-0042256, in the Register's Office of Davidson County, Tennessee, dated June 5, 2024 and recorded on June 5, 2024.

Being the same property conveyed to Robert Edward Martin, Trustee under the Irrevocable Trust Agreement of Virgil Martin, dated July 20, 2021, by Quitclaim Deed to Trustee from Virgil Martin, of record in Instrument No. 20210727-0100679, in the Register's Office of Davidson County, Tennessee, dated July 20, 2021 and recorded July 27, 2021.

Being the same property conveyed to Virgil Martin, by Quit Claim Deed from Dorothy Ruth Martin formerly known as Dorothy R. Cruse, of recorded in Instrument No. 20050111-0004195, in the Register's Office of Davidson County, Tennessee, dated January 11, 2005 and recorded on January 11, 2005.

Being the same property conveyed to Dorothy R. Cruse aka Dorothy R. Martin and Virgil Martin, by QuitClaim Deed from William G. Cruse, of record in Instrument No. 20041228-0153117, in the Register's Office of Davidson County, Tennessee, dated January 27, 2004 and recorded om December 28, 2004.

Being the same property conveyed to Dorothy R. Cruse, by QuitClaim Deed from William G. Cruse, of record in Instrument No. 20040205-0014320, as re-recorded in Instrument No. 20040217-0018162, in the Register's Office of Davidson County, Tennessee, dated January 27, 2004 and recorded on February 5, 2004.

Being the same property conveyed to William G. Cruse and wife, Dorothy R. Cruse, by Special

Warranty Deed from Ocwen Federal Bank, FSB, of Record in Instrument No. 20001018-0103534, in the Register's Office of Davidson County, Tennessee, dated October 13, 2000 and recorded on October 18, 2000.

This conveyance is subject to all restrictions, easements and planning documents of 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 GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 25th day of June, 2024.

Robert Edward Martin

Robert Edward Martin

STATE OF TENNESSEE
COUNTY OF Davidson

On this 25th day of June, 2024, before me personally appeared Robert Edward 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 25th day of June, 2024.

Notary Signature
My commission expires: 3/1/2025

ASHLEY S. RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/01/2025
SUMNER COUNTY

AFFIDAVIT OF VALUE

STATE OF)
COUNTY OF)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $390,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 25 day of June, 2024

Notary Public
My commission expires: 8-6-26

DIANA K GALL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 6/25/2024.

Affiant Signature

6/26/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 26 day of June, 2024

Jennifer Crowell

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY