Karen Johnson Davidson County
Batch# 1157440 DEEDWARR
07/12/2024 12:13:30 PM 3 pgs
Fees: $18.00 Taxes: $5,546.30
20240712-0052557

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|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**10 Burton Hills Blvd, Ste 130**<br>**Nashville, TN 37215**<br><br>**CRT File No. 240447626** | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $1,499,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 14th day of June, 2024.<br><br>Notary Public<br>My Commission Expires: 3/22/26 |

CONNIE GILL NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF RUTHERFORD My Comm. Expires 3/22/2026

## WARRANTY DEED

| | | |
|---|---|---|
| Address New Owner:<br>Dann Martin and Margaret Elliott Martin<br>1705 Temple Avenue<br>Nashville TN 37215 | Send Tax Bills To:<br>New Owner | Tax Information:<br>Tax Parcel ID No.<br>131-03-0-205.00 |

**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, **Valere B. Fulwider, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Dann Martin and Margaret Elliott Martin, husband and wife**, ("Grantees"), their 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(s) 63, as shown on the map entitled Neil Hunt Subdivision, of record in Plat Book 974, page 19, 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 VALERE B. FULWIDER, by deed from THOMAS MICHAEL NUMNUM and wife, CYDNEY BELL NUMNUM, of record in Instrument No. 20150420-0034578, dated April 14, 2015, said Register's Office.

Benjamin C. Fulwider joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

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.

General or special taxes and assessments required to be paid in the year 2024 and subsequent years for Map-Par. 131-03-0-205.00.

Matters shown on the Plan of record in Plat Book 974, page 19, said Register's Office.

This is improved property located at 1705 Temple Avenue Nashville TN 37215

**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 14th day of June, 2024.

Valere B. Fulwider

Benjamin C. Fulwider

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Valere B. Fulwider and Benjamin C. Fulwider, 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 14th day of June, 2024.

Notary Public

SABRINA SCHULHAUSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPT 03, 2025

My Commission Expires: Sep. 8, 2025

**Tennessee Certification of Electronic Document**

I, Connie Taylor, 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 6/14/24 (date of document).

Affiant Signature

6/14/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 14th day of June, 2024.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

