WARRANTY DEED

Karen Johnson Davidson County
Batch# 1157487 DEEDWARR
07/12/2024 01:52:30 PM 3 pgs
Fees: $18.00 Taxes: $832.50
20240712-0052623

File No. KT-24-7014

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of July, 2024

Notary Public

MY COMMISSION EXPIRES: 03/01/2025 (AFFIX SEAL)

JENNIFER RUSSELL
NOTARY PUBLIC
STATE OF TENNESSEE
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Christian D. Blakely and Marley A. Blakely	New Owner	
(NAME)	(NAME)	
203 West Cedar Street		025-04-0-014.00
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Eva Martin, a single woman** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Christian D. Blakely and Marley A. Blakely, husband and wife** HEREINAFTER CALLED THE GRANTEE, 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 No. 2 on the Subdivision of the Roscoe Property at Goodlettsville, Tennessee, according to a survey made December 13, 1946, by J.R. Scott, Surveyor.

Said Lot No. 2 fronts 75 feet on the North side of West Cedar Street and runs back between parallel lines 140 feet on the West line and 138 feet and six inches on the East line, and shown 75 feet on the real line.

Being the same property conveyed to Claude Byrum, a married man by Warranty Deed from Helen Brown Smith, Vernon W. Russell, April Sigler, Dennis Sorrells, Sandra Sorrells, Darrel Sorrells, Gary Sorrells, Jr., Blake Sorrells, D. J. Russell, Tyler Russell, Rachel Russell, Gail Sorrells Washburn, Vernon Barksdale, Chris Warpool, Steven Russell and Seth Russell, dated February 23, 2012 and recorded May 10, 2012, of record by Instrument No. 20120510-0040655, Register' s Office for Davidson County, Tennessee. (Value or consideration as shown in aforementioned deed $26,000.00)

NOTE: According to the derivation of Warranty Deed of record in Instrument No. 20120510-0040655, the known heirs of Buddy Russell are his wife Ona Russell Brown, and his four children, Vernon W. Russell, Edna Russell Sorrell (deceased 1998), Vickie Russell Warpool (deceased 2011) and Steve A. Russell (deceased 2008). No affidavit of heirship was located of record.

Being a portion of the same property conveyed to Claude Allen Byrum by Quitclaim Deed from Lisa Elaine Byrum of record in Instrument No. 20140103-0000584 Register's Office for Davidson County, Tennessee, dated December 26, 2013 and recorded on January 03, 2014. (Value or consideration as shown in aforementioned deed $0.00.)

Being the same property conveyed to Eva Martin, a single woman by Warranty Deed from Claude Allen Byrum, dated December 8, 2020 and recorded December 14, 2020 in Instrument No. 20201214-0146282, Register's Office of Davidson County, Tennessee.

This is property more commonly known as 203 West Cedar Street, Goodlettsville, TN 37072.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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. 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 my/our hand this 12th day of July, 2024.

Eva L. Martin

Eva Martin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of July, 2024, before me personally appeared Eva 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 12th day of July, 2024.

Notary Signature
My commission expires: 3-2-27

BRANDON LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-2-2027

Certificate of Authenticity

I, Renee Long, 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 7-12-24.
Date

Affiant Signature

7-12-2024
Date

State of TN
County of Sumner

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

Notary's Signature
My Commission Expires: 03/01/2025

Notary's Seal (if on paper)

JENNIFER RUSSELL
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY