Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 1161366 DEEDWARR
07/24/2024 03:11:30 PM 3 pgs
Fees: $18.00 Taxes: $2,341.73
20240724-0056005

39-B
File #24-1191

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Brian Joy and Kathryn Rachel Murphree Joy, husband and wife,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Chad St Martin, a single man and Samuel Snell, an unmarried man, as joint tenants with right of survivorship,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 182 on the Plan of SECTION 5, SUTHERLAND HEIGHTS of record in Plat Book 2900, Page 1, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot fronts 90 feet on the Northerly side of Gaywinds Court and runs back 327.9 feet on the Westerly Line and 415.6 feet on the Easterly line to a dead line in the rear on which it Measures 215 feet.

Being the same property conveyed to Brian Joy and Kathryn Rachel Murphree Joy, husband and wife, by Warranty Deed from 508 Investors, LLC, a Limited Liability Company, of record in Instrument No. 20210526-0071559, in the Register's Office of Davidson County, Tennessee, dated May 20, 2021, and recorded on May 26, 2021.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 2833 Gaywinds Court, Nashville, TN 37214

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Chad Daniel St. Martin 2833 Gaywinds Court Nashville, TN 37214	Legacy Home Loans, LLC DBA Steadfast Mortgage 1036 Stearman Drive, Suite 6 White House, TN 37188	062-11-0-036.00

WITNESS THE EXECUTION HEREOF this 18th day of July, 2024.

Brian Joy

Kathryn Rachel Murphree Joy

State of Florida
County of Alachua

On this 18th day of July, 2024, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Brian Joy and Kathryn Rachel Murphree Joy, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 11-13-2026

Notary Public State of Florida
Reynolds Jackson Jr.
My Commission HH 314635
Expires 11/13/2026

State of Tennessee
County of Davidson

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 632,900.00.**

Affiant

Sworn and subscribed before me on this the 23rd day of July, 2024.

Notary Public

My Commission Expires: _____

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

True Copy Certification

I, **Pam Autry,** 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 this the 18th day of July, 2024.

Affiant Signature

Date 7/23/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 23 day of July, 2024.

Notary's Signature

MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027