THIS INSTRUMENT WAS PREPARED BY **Harpeth Escrow, LLC** **117 Saundersville Road, Ste. 201** **Hendersonville, TN 37075**	**STATE OF Tennessee** **COUNTY OF Davidson** The actual consideration or value, whichever is greater, for this transfer is **$428,000.00**. **Affiant** Subscribed and sworn to before me, this **22nd day of August, 2024**. **Notary Public** **My commission expires:** _____

ERICKA GANNON WATERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Commission Expires March 1, 2025

Karen Johnson Davidson County
Batch# 1173561 DEEDWARR
08/23/2024 03:05:30 PM 3 pgs
Fees: $18.00 Taxes: $1,583.60
20240823-0065023

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Marty Mason **4000 Port Cleburne Lane** **Nashville, TN 37076**	SWBC Mortgage Corp. 9311 San Pedro #100 San Antonio, TX 78216	**097 04 0 032.00** Account No.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Felix Adetunji, a married man**, Grantor(s), has this day bargained and sold, and does hereby transfer and convey unto the said, **Marty Mason, an unmarried man**, Grantee(s) herein, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 74 on the Plan of SECTION ONE, LAKE PARK, as of record in Plat Book 4175, Page's 134 and 135, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Felix Adetunji, by Warranty Deed from Gregg Markert as Administrator of the Wes G. Wammer Estate, of record in Instrument No. 20230309-0016999, in the Register's Office of Davidson County, Tennessee, dated March 03, 2023, and recorded on March 09, 2023.

Being the same property conveyed to Wes G. Wammer, by Warranty Deed from Clifford A. Rockstead and wife, Suzanne E. Rockstead, of record in Instrument No. 20030908-0130474, in the Register's Office of Davidson County, Tennessee, dated August 26, 2003, and recorded on September 08, 2003. Wes G. Wammer died on September 23, 2021, Testate, also See Probate Case 22P-822, Davidson County Seventh Circuit Court.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (__) property known as **4000 Port Cleburne Lane, Nashville, TN 37076**.

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 in 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(s) this **22nd day of August, 2024.**

Felix Adetunji

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 22nd day of August, 2024, before me personally appeared Felix Adetunji ~~and Gloria Adetunji~~, 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 22nd day of August, 2024.

Notary Signature
My commission expires:

ERICKA GANNON WATERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

My Commission Expires
March 1, 2025

CERTIFICATE OF AUTHENTICITY

I, Jennifer Jones, do hereby make oath that I am the custodian of the original version of the electronic 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

August 23, 2024

Affiant Signature

Date: 8-23-24

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 23 day of August 20 24

Notary Signature

My Commission Expires

TAMMY SEXTON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
04/22/2028
WILSON COUNTY