Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr., Suite 140
Franklin, TN 37067
This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-23193-RR

Karen Johnson Davidson County
Batch # 1180340 DEEDWARR
09/11/2024 10:03:41 AM 3 pgs
Fees: $18.00 Taxes: $3,385.50
20240911-0070031

(2)

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $915,000.00.

M. Alexis Beaman
Affiant

TARA JONES STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON
My Commission Expires Sep. 21, 2026

Subscribed and sworn to before me, this the 9th day of September, 2024.

Tara Jones
Notary Public
My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Lindsey Modesto and Michael Modesto 3431 Milbridge Drive Nashville, TN 37013	Studio Bank 124 12th Avenue South Suite 400 Nashville, TN 37203	151-00-0-088

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Deborah Martin as Trustee of the John and Deborah Martin Revocable Trust, and Kevin Myrick, a married man****, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Lindsey Modesto and Michael Modesto, Jr., wife and husband,** hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in the Second Civil District of Davidson County, Tennessee, being a 3.0 acre, more or less, tract of the Virgie L. Alcorn property, according to a survey by Dixie Engineering Associates, Lewis R. Mefford, Jr., Surveyor, Tennessee No. 1107, and more particularly described as follows:

Beginning at a point in the Westerly boundary line of the existing Alcorn property as measured North 10 degrees 07 minutes East 470.56 feet from the center of Smith Springs Road, thence continuing with the Westerly boundary line of the Alcorn property North 10 degrees 07 minutes East 393.12 feet to an iron pin, thence with the Northerly boundary lines of the Alcorn property South 77 degrees 18 minutes 56 seconds East 37 feet to a point, thence South 84 degrees 58 minutes 56 seconds East 152 feet to a point, thence North 56 degrees 51 minutes 04 seconds East 37.5 feet to a point, thence South 84 degrees 58 minutes 56 seconds East 78 feet to a point, being an existing iron pin; thence North 88 degrees 00 minutes East 44.5 feet to an iron pin; thence South 10 degrees 07 minutes West with Alcorn's present Easterly boundary line 445.96 feet to a point; thence North 79 degrees 53 minutes West 335.32 feet to the point of beginning, containing 3.0 acres, more or less.

Being the same property conveyed to Deborah Martin and John E. Martin as Trustees of the John Martin and Deborah Martin Revocable Trust by Warranty deed from Verne Benke Jr., a married man of record in Instrument No. 20170525-0052412 and as corrected in Scrivener's Affidavit, recorded on January 03, 2018 of record in Instrument No. 20180103-0001102 Register's Office for Davidson County, Tennessee, dated May 25, 2017 and recorded on May 25, 2017.

John E. Martin having passed away December 27, 2020.

Being the same property conveyed to Deborah Martin, as Trustee of The John Martin and Deborah Martin Revocable Trust and Kevin D. Myrick, a married man, by Quitclaim Deed from Deborah Martin as Trustee of the John Martin and Deborah Martin Revocable Trust dated August 9, 2021 and recorded August 17, 2021 in Instrument No. 20210817-0111156, Register's Office of Davidson County, Tennessee.

** This property is not a marital residence of Kevin Myrick, and as such is not subject to any homestead, dower, or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

This Instrument executed on behalf of Kevin Myrick ("Principal") by Dawna Martin pursuant to the Power of Attorney of record in Instrument Number 20240911-0070030, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is included in this instrument and incorporated herein by reference

This is improved property located at: **3431 Milbridge Drive, Nashville, TN 37013**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public 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 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. Whenever used, the singular number 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 9th day of September, 2024.
GRANTOR:

John & Deborah Martin Revocable Trust

By Deborah Martin
Deborah Martin, Trustee

Kevin Myrick by Dawna Martin, his Attorney-in-fact
Kevin Myrick by Dawna Martin, his Attorney-In-Fact

STATE OF FLORIDA

COUNTY OF Escambia

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Deborah Martin, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Trustee of the John and Deborah Martin Revocable Trust, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand and seal at office this 9th day of September, 2024.

JAYNE M INGRAM
Notary Public - State of Florida
Commission # HH 219523
My Comm. Expires Mar 11, 2026
Bonded through National Notary Assn.

Jayne M Ingram
Notary Public
My Commission expires: 3-11-26

STATE OF FLORIDA
COUNTY OF Escambia

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dawna Martin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Kevin Myrick and that she is authorized by Kevin Myrick to execute this instrument on his behalf.

WITNESS my hand and seal at office this 9th day of September, 2024.

JAYNE M INGRAM
Notary Public - State of Florida
Commission # HH 219523
My Comm. Expires Mar 11, 2026
Bonded through National Notary Assn.

Jayne M Ingram
Notary Public
My Commission expires: 3-11-26

STATE OF FLORIDA
COUNTY OF Escambia

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. As attorney-in-fact of said Principal and under and by virtue of the Power of Attorney, Affiant has this day executed the following described instrument(s): Warranty Deed.
2. At the time of executing the above-described instrument(s), Agent had no actual knowledge or actual notice of revocation or termination of the Power of Attorney by death or otherwise, or notice of any facts indicating the same.
3. Affiant represents that the Principal is alive; has not, at any time, revoked or repudiated the Power of Attorney; and the Power of Attorney still is in full force and effect.
4. Affiant makes this Affidavit for the purposes of inducing First American Title Insurance Company to accept delivery of the above-described instrument(s), as executed by me in my capacity as attorney-in-fact for the Principal.
5. Affiant understands that First American Title Insurance Company ("First American") shall rely upon these statements and representations to issue one or more title insurance commitments and/or policies. Affiant will fully indemnify and hold First American harmless of and from any and all loss, cost, damage and expense of every kind, including attorneys' fees which First American shall or may suffer or incur or be liable for under its policy or policies, directly or indirectly, as a result of its reliance on my continued authority.

Further the Affiant Saith not.

Dawna Martin

WITNESS my hand and seal at office this 9th day of September, 2024.

Jayne M Ingram
Notary Public
My Commission Expires: 3-11-26

JAYNE M INGRAM
Notary Public - State of Florida
Commission # HH 219523
My Comm. Expires Mar 11, 2026
Bonded through National Notary Assn.