Name and Address of New Owner:
Ramiro Jarquin Cruz and Nazaria Baltazar Baltazar
2210 Courtney Ave Nashville, TN 37218

Send Tax Bills To:

This Instrument Prepared By:
Limestone Title, LLC
580 Franklin Road
Suite 203
Franklin, TN 37069

Karen Johnson Davidson County
Batch# 1185380 DEEDWARR
09/24/2024 01:36:30 PM 3 pgs
Fees: $18.00 Taxes: $1,663.15
20240924-0074062

Map & Parcel No: 070-09-0-073

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Richard Michael Martin, a single man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Ramiro Jarquin Cruz, and Nazaria Baltazar Baltazar,** "the Grantees," the following described real estate in Davidson County, Tennessee: @ married

Lying and being in Davidson County, Tennessee, and being Lot No. 5 on the Plan of Orchard Hills, of record in Book 2663, page 98, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Richard M. Martin, unmarried, from Richard M. Martin, unmarried, and Jerolyn Casault, fka Jerolyn Martin, by Quitclaim Deed dated March 31, 2021 and recorded April 28, 2021 in Instrument #20210428-0057040, said Register's Office.

Being the same property PREVIOUSLY conveyed to Richard M. Martin and Jerolyn Casault, husband and wife, from Richard M. Martin, married, by Quitclaim Deed dated October 1, 2019 and recorded October 8, 2019 in Instrument #20191008-0103226, said Register's Office.

Propertyv more commonly known as 2210 Courtney Avenue, Nashville, TN 37218.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 13 day of September, 2024.

(SEAL)
Richard Michael Martin

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 13 day of September, 2024, before me personally appeared Richard Michael 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 13 day of September, 2024.

DAVID P. WEBBER
TENNESSEE NOTARY PUBLIC
My Comm Exp. October 20, 2026
COUNTY OF WILLIAMSON

Notary Signature
My commission expires:

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $449,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Rutherford

Sworn to and subscribed before me this 18 day of September, 2024.

ANNA E. ROWLAND
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Signature
My commission expires: 4/1926

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 9/13/24 (date of document).

Jennifer Russell
Affiant Signature

9/24/24
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 24th day of ~~August~~ September 2024.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.