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This instrument prepared by:
Noteworthy Title & Escrow, LLC
4235 Hillsboro Pike, Suite 300
Nashville, TN 37215

Karen Johnson Davidson County
Batch # 1188429 DEEDWARR
10/01/2024 02:27:47 PM 2 pgs
Fees: $13.00 Taxes: $2,183.00

20241001-0076104

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $590,000.00.

Catherine Martin
Affiant

Subscribed and sworn to before me, this 30 day of September, **2024.**

Notary Public
My commission expires: 09/07/26

BRIAN PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Address of New Owner:	Send Tax Bills to:	Tax Information
Catherine Marie Martin and Matthew Don Martin	New Owner	078 00 0 102.00
4747 Old Hickory Boulevard Nashville, TN 37218		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Sharon Work, Carol Malone, and Catherine Marie Martin, Heirs at Law of Don R. Rogers, deceased,** hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Catherine Marie Martin and Matthew Don Martin, wife and husband,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows: to- wit:

Beginning at a point in the centerline of Old Hickory Boulevard, the same being the Northeast corner of a 7.59 acre tract conveyed simultaneous herewith to M. E. Rogers and wife, Nancy Rogers; thence with M. E. Rogers and wife, Nancy Rogers' North line, North 83° 09' 54" West 1031.27 feet to a point in Jones' East line; thence with Jones' East line, North 26° East 378.41 feet to a point, the Southwest corner of a 15.17 acre tract heretofore conveyed to T. E. Rogers and wife, Jean Rogers; thence with T. E. Rogers and wife, Jean Rogers' South line, South 79° 03' 38' East 999.69 feet to a point in the centerline of Old Hickory Boulevard; thence with the centerline of Old Hickory Boulevard, South 19° 30' West 58.8 feet; and South 25° 30' West 241.2 feet to the beginning, containing 7.59 acres, more or less.

Being the same property conveyed to Don R. Rogers, by Warranty Deed from W. E. Rogers and wife, Alice M. Rogers, of record in Book 6549, Page 746, in the Register's Office of Davidson County, Tennessee, dated May 04, 1985, and recorded on May 06, 1985. The said Don R. Rogers died, intestate, on May 04, 2024.

This property is improved property known as 4747 Old Hickory Boulevard, Nashville, TN 37218.

See Affidavit of Heirship recorded in Instrument No. 20241001 0076103.

Subject to Easement Agreement of Record in Book 6585, Page 888, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) 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 Grantee, its heirs, successors and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind himself, his heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, its 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 hand this 30 day of September, 2024.

Sharon Work

Carol Malone

Catherine Marie Martin

Acknowledgment

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sharon Work, Carol Malone, and Catherine Marie Martin,, the herein bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the ~~purposes~~ therein contained

Witness my hand and seal this 30 day of September, 2024.

BRIAN PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

~~Notary Public~~
~~Commission expiration date:~~ 09/07/26