This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1190327 DEEDWARR
10/04/2024 03:10:30 PM 3 pgs
Fees: $18.00 Taxes: $962.00
20241004-0077381

State of TN
County of DAVIDSON
The actual consideration or value, whichever is greater for this transfer is: $260,000

Affiant Signature
Subscribed and sworn to before me on this the 30 Day of SEPT, 2024.

Notary Public
My Commission expires 1/25/26

NAME AND ADDRESS OF PROPERTY OWNER:
Emily and Frederick Martin
5601 Country Dr, Apt 203
Nashville, TN 37211

SEND TAX BILLS TO:
Emily and Frederick Martin
5601 Country Dr, Apt 203
Nashville, TN 37211

MAP AND PARCEL NUMBER: Tax ID #: 162090B00100CO

WARRANTY DEED

24NT00965

Effective the 27 Day of Sept, 2024 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Kathy Provance, a single woman

Hereinafter called the GRANTOR, has bargained and sold, and by these presents do transfer and convey unto

Emily Martin and Frederick Martin, as tenants in common with rights of survivorship

Hereinafter called the GRANTEES, their 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 a certain Condominium Unit described as follows: Townhouse No. 203, Building No. 16, on the Plan of 4th Revised Site Plan, Phase 3, Hickory Valley Condominiums, of record in Book 5200, Page 131, and described in Master Deed of record in Book 4918, page 116, as amended in Book 4958, page 346, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kathy Provance from Gloria A. Patterson, Trustee of The Living Trust of Gloria A. Patterson, by Warranty Deed dated 06/01/2007 and recorded 07/05/2007 in Instrument No. 20070705-0080378, Register's Office of said County.

This is an improved property commonly known as: 5601 Country Drive #203, Nashville, TN 37211

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 27 day of Sept, 2024

KATHY PROVANCE

State of TN }
County of DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **KATHY PROVANCE**, the within named bargainers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notary Public
My commission expires: 1/25/26

ED HUNSBERGER
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

Tennessee Certification of Electronic Document

I, Summer Boxton 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 9/27/2024 (date of document).

Summer Boxton
Affiant Signature

10/4/2024
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 4 of October 2024

(SEAL)

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary's Signature
My Commission Expires: 11-06-24