Karen Johnson Davidson County
Batch# 1190698 DEEDWARR
10/07/2024 09:27:30 AM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20241007-0077623

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00

Affiant

Subscribed and sworn to before me, this 23RD DAY OF AUGUST, 2024.

Notary Public

MY COMMISSION EXPIRES: 11-06-24

(AFFIX SEAL)

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Silvano Martinez Martinez and wife Anita Martinez, and Aricxy D. Martinez Lopez, unmarried, tenants in common with rights of survivorship	New Owner (NAME)	
107 Moss Trail (ADDRESS)	(ADDRESS)	025-16-0-023.00
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we John A. Ricks, a married man, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Silvano Martinez Martinez and wife Anita Martinez, and Aricxy D. Martinez Lopez, unmarried, tenants in common with rights of survivorship, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 42 on the Plan of Goodlettsville Heights, Section III, as of record in Book 1835, Page 98, Register's Office for Davidson County, Tennessee. Said Lot No. 42 fronts 121 feet on the Southerly side of Moss Trail Road and extends back between lines 276.8 feet on the Easterly line and 310.8 feet on the Westerly line, said line being a broken line, to a dead line in the rear, measuring 107.4 feet thereon.

Being the same property conveyed to William E. Honeycutt and wife, Frances Louise Honeycutt by Warranty Deed from Margaret Lundy Capps, individually and as Executrix of the estate of Carl H. Capps, deceased of record in Book 2302, page 219, Register's Office for Davidson County, Tennessee, dated October 15, 1954 and recorded on October 19, 1954. William E. Honeycutt died on or about April 24, 1983, leaving Frances Louise Honeycutt the surviving tenant by the entirety.

Being the same property conveyed to Frances L. Honeycutt, a single woman, and John A. Ricks, a single man, as joint tenants with survivorship obtaining and not as tenants in common, reserving life estate by Warranty Deed from Frances Louise Honeycutt, an unmarried woman of record in Instrument No. 20030219-0021696 Register's Office for Davidson County, Tennessee, dated February 14, 2003 and recorded on February 19, 2003.

Frances Louise Honeycutt a.k.a Frances L. Honeycutt died on or about February 8, 2024, leaving John A. Ricks the surviving tenant by the entirety.

This property is not a residence of the Grantor, spouse, or any dependent.

This conveyance is subject to any and all existing easements and restrictions as shown of record

WARRANTY DEED
(Continued)

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 23rd day of August, 2024.

John A. Ricks

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John A. Ricks, a married man, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd day of August, 2024.

Notary Public

My Commission Expires:

(SEAL)

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

Tennessee Certification of Electronic Document

I, Summer Barton 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 8/23/24 (date of document).

Summer Barton
Affiant Signature

10/6/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 6TH of OCTOBER, 2024

(SEAL)

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

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON