This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-23186-RR

Karen Johnson Davidson County
Batch# 1192263 DEEDWARR
10/10/2024 09:12:30 AM 3 pgs
Fees: $18.00 Taxes: $2,645.50
20241010-0078658

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $715,000.00.

Affiant

Subscribed and sworn to before me, this the 8th day of October, 2024.

Notary Public
My Commission Expires: 8-12-2028

YVETTE LYN MELDRUM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Christopher William Blumhard Lisa Diane Blumhard 820 Holt Grove Court Nashville, TN 37211	InterLinc Mortgage Services, LLC 903 8th Avenue South Nashville, TN 37203	180 03 0A 090.00

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, **Steven C. Martens and Brenda S. Martens, Trustees of The Steven C. Martens and Brenda S. Martens Revocable Living Trust dated July 12, 2023**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Christopher William Blumhard and Lisa Diane Blumhard, husband and wife**, 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 Davidson County. Tennessee, being Lot No. 67 on the Plan of STONE CREEK PARK, SECTION 2B, Plat Book 9700, Page 266, amended in Plat Book 9700, Page 793 and 794, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Steven C. Martens and Brenda S. Martens, Trustees, and their successors in trust, of The Steven C. Martens and Brenda S. Martens Revocable Living Trust, by Quitclaim Deed from Steven C. Martens and Brenda S. Martens, husband and wife, of record in Instrument No. 20230725-0057081, in the Register's Office of Davidson County, Tennessee, dated July 12, 2023, and recorded on July 25, 2023. Also see Scrivener's Affidavit of record in Instrument No. 20231012-0079841, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Steven C. Martens and Brenda S. Martens, husband and wife, by Warranty Deed from Jennifer Exum, married woman, of record in Instrument No. 20170630-0065833, in the Register's Office of Davidson County, Tennessee, dated June 28, 2017, and recorded on June 30, 2017.

This is improved property located at: **820 Holt Grove Court, Nashville, TN 37211**

This conveyance is made subject to 1) Property taxes for the year 2025 a lien not yet due and payable. Taxes for the year 2024 have been prorated between the parties as of the date of this instrument, with the Grantee paying their prorated share thereof to the Grantor 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 4th day of October, 2024.

GRANTOR:

The Steven C. Martens and Brenda S. Martens Revocable Living Trust dated July 12, 2023

By: _____
Steven C. Martens, Trustee

By: _____
Brenda S. Martens, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Steven C. Martens and Brenda S. Martens, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they are the Trustees of The Steven C. Martens and Brenda S. Martens Revocable Living Trust dated July 12, 2023, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 4th day of October, 2024.

DEBORAH BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

_____
Notary Public
My Commission expires: 3-2-27

True Copy Certification

I, Yvette Meldrum, 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 October 9, 2024

Affiant Signature _____

October 9, 2024

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 9th day of October 2024.

_____
Notary's Signature

MY COMMISSION EXPIRES: 1-26-25

JAMES K STERLING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-26-2025