This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-23346-RR

When Recorded Return to:
Midtown Title, LLC
600A Frazier Dr. Ste 123
Franklin, TN 37064
File# 1-23346-RR

Karen Johnson Davidson County
Batch# 1194603 DEEDWARR
10/17/2024 08:59:30 AM 3 pgs
Fees: $18.00 Taxes: $1,785.25
20241017-0080414

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $482,500.00.

Affiant

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

Notary Public
My Commission Expires: 1/4/2027

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Elmar Martinez 341 Elysian Fields Road Nashville, TN 37211	Paramount Residential Mortgage Group Inc. 1265 Corona Pointe Court Suite 301 Corona, CA 92879	133-15-0-046.00

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, **NashLux Properties, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Elmar Martinez, an unmarried man, and Sussy Martinez, an unmarried woman, as joint tenants with right of survivorship**, 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. 55 on the plan of Paragon Hills, of record in Book 3300, page 100, Register's Office for said County.

Said Lot No. 55 fronts 65.6 feet on the Southeasterly margin of Elysian Fields Road and extends back 156.0 feet on the Northeasterly line and 149.0 feet on the Southwesterly line to a dead line in the rear, measuring 66.0 feet thereon.

Being the same property conveyed to Nashlux Properties, LLC, a Tennessee Limited Liability Company by Warranty Deed from Radach & Johnson Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20231211-0095337 Register's Office for Davidson County, Tennessee, dated December 08, 2023 and recorded on December 11, 2023.

This is improved property located at: **341 Elysian Fields Road, 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:

NashLux Properties, LLC,
a Tennessee Limited Liability Company

By: Madelyn Gregath
Madelyn Gregath, Authorized Representative

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Madelyn Gregath, 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 she is the Authorized Representative of NashLux Properties, LLC, 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.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 3/3/26

202410170080414

- **The text of a certification of an electronic document must be in the following form.**

I, Jacqueline Sena **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 electric document is a true and exact copy of the original document executed and authenticated according to law on** 10/4/2024 **(date of document).**

Affiant Signature

Date: 10/16/2024

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 16th **day of** October, 2024.

Notary Signature

MY COMMISSION EXPIRES: 1/4/2027

Notary's Seal (if on paper)

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY