Karen Johnson Davidson County
Batch# 1196331 DEEDWARR
10/21/2024 02:03:30 PM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20241021-0081674

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT241000094

WARRANTY DEED

LAUREN LAMBERTH
TENNESSEE
NOTARY
PUBLIC
COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$550,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 10th day of October, 2024

Notary Public

MY COMMISSION EXPIRES: 06-24-25

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nashville Egyptian Service, LLC **6010 Cane Ridge Road** **Antioch, TN 37013**	**East Street Capital, LLC** **1201 East Cesar Chavez Street** **Suite 1** **Austin, Travis County, TX 78702**	**182-00-0-117.00**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Lawrence P. Martino and Mary T. Martino, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Nashville Egyptian Service LLC, a Tennessee Limited Liability Company

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Tract No. 4 of a survey of the Charles C. Bonds Tract acquired by deed of record in Book 4886, Page 894, Register's Office for Davidson County, Tennessee, and being more particularly described according to survey by Billy Carl Tomlin, surveyor, dated May 1, 1975, as follows:

Beginning at an iron pin in the easterly margin of Cane Ridge Road, said point being the northerly corner of Tract No. 3 conveyed to Walter J. Hugh, Jr. of record in Book 4974, Page 94; thence, along the easterly margin of Cane Ridge Road North 34 deg. 15' West 172 feet; thence, North 50 deg. 50' East 1082 feet to a point; thence, South 82 deg. 51' East 616 feet to a point; thence, South 4 deg. 34' West 384 feet; thence, North 77 deg. 15' West 528 feet to a point; thence, South 89 deg. 30' West 272.6 feet to a point; thence, South 47 deg. 30' West 721.8 feet to the point of beginning.

BEING the same property conveyed to Lawrence P. Martino and Mary T. Martino, husband and wife, by Warranty Deed from Sherri Krenk and Edwin J. Krenk, Jr. and Edwin J. Krenk and Sherrie M. Krenk, dated 4/2/2015 and recorded 4/6/2015 in Instrument No. 20150406-0029249, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **6010 Cane Ridge Road, Antioch, TN 37013**
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. 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 10th day of October, 2024.

Lawrence P. Martino

Mary T. Martino

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lawrence P. Martino and Mary T. Martino the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Smyrna, Tennessee, this 10th day of October, 2024.

Commission Expires:_____

Notary Public

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11-22-2025

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 17, 2024.

J. Carlton Drumwright

October 17, 2024
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on October 17, 2024.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY