WARRANTY DEED

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $555,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF OCTOBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 01-06-25

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1198807 DEEDWARR
10/30/2024 02:27:30 PM 3 pgs
Fees: $18.00 Taxes: $2,053.50
20241030-0083697

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
216 Centerview Drive, Suite 360, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Iris Construction, LLC	Bank of Tennessee	147-05-0-253.00
(NAME)	(NAME)	
512 Bramblewood Dre	Attn: 2nd Floor, Mtg 100 Med Tech Pkwy	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220	Johnson City, TN 37604	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, We **Margaret S Leonard-Martin and Tom C Leonard-Martin**, a married couple hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Iris Construction, LLC**, hereinafter called the GRANTEE(S), their 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. 169, on the plan of Caldwell Country Estates, Section II, as shown on the plat of record in Book 2663, Page 128, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to William J. Preston and wife, Claudia C. Preston by Warranty Deed from Greer Development Corporation, a Tennessee Corporation, dated 10/09/1959, of record in Book 2964, Page 141, Register's Office for Davidson County, Tennessee.

The said William J. Preston died on 05/27/1998, leaving the said Claudia C. Preston the sole surviving tenant by the entirety.

Being the same property conveyed to Margaret S. Leonard-Martin and husband, Tom C. Leonard-Martin by Warranty Deed from Claudia C. Preston, a single woman, dated 08/31/2007, of record in Instrument No. 20070906-0106997, as affected by Scrivener's Affidavit recorded in Instrument No. 20080215-0015168, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 4942 Darlington Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 2457788
Warranty Deed TN

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 25th day of October, 2024.

Margaret S Leonard-Martin

Tom C Leonard-Martin

State of TENNESSEE
County of BLOUNT

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Margaret S Leonard-Martin and Tom C Leonard-Martin, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 25th day of October, 2024.

Notary Public:
My Commission Expires: MAY 24, 2027

RICKEY L. BRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
BLOUNT COUNTY
My Commission Expires 05-24-2027

RETURN TO:
Stewart Title Company
216 Centerview Drive, Suite 360
Brentwood, TN 37027

CERTIFICATE OF AUTHENTICITY

I, John M. Wells, do hereby make oath that I am a licensed attorney and/or 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 24, 2024.

Affiant

Date: 10/24/24

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me this 24th day of October, 2024.

Notary Public

My Commission Expires: 1/6/25

KATHERINE ANN HEDRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY