This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20249919 **After Recording Return To The Above.**	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$480,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale. Affiant Sworn to and subscribed before me this 18th day of November, 2024. Notary Public My Commission Expires: 10-25-27

CHASE OWENS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 10-25-2027

Karen Johnson Davidson County
Batch# 1207555 DEEDWARR
11/21/2024 10:00:30 AM 3 pgs
Fees: $18.00 Taxes: $1,776.00
20241121-0090993

WARRANTY DEED

THIS INDENTURE, made this 18th day of November 2024, among:

NICHOLAS MARTIN AND SAMANTHA LITTLE MARTIN, HUSBAND AND WIFE

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

ABBY KIRKPATRICK AND HUGHSTON KIRKPATRICK, WIFE AND HUSBAND

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 532 on the Plan of Final Plat of Villages of Riverwood, Section One, Phase 6B of record in Plat at Instrument No. 20151023-0107918, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Samantha Little Martin and Nicholas Martin, wife and husband by Warranty Deed from Beazer Homes Corp., a Tennessee Corporation of record in Instrument No. 20160321-0026521 Register's Office for Davidson County, Tennessee, dated March 17, 2016 and recorded on March 21, 2016.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Nicholas Martin

Samantha Little Martin

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Nicholas Martin and Samantha Little Martin, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 18th day of November 2024.

Notary Public
My Commission Expires: _____

NICK HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-07-2026

Owner Name & Property Address:

Name: Abby Kirkpatrick and Hughston Kirkpatrick
Address: 1985 Stonewater Dr
City, State, Zip: Hermitage, TN 37076

Responsible Party For Taxes:

Name: Abby Kirkpatrick and Hughston Kirk
Address: 1985 Stonewater Drive
City, State, Zip: Hermitage, TN 37076

Tax ID: 097-02-0A-532.00-CO

Tennessee Certification of Electronic Document

I, Rylee, 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 11/18/2024. (Date of document)

Rylee Greer
Affiant Signature

11/18/2024
Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 18 day of November, 2024.

Notary signature

My commission expires:

CHASE OWENS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 10-25-2027