RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

Johnson
Batch # 1213685
12/10/2024 10 04 48 AM
Fees $13 00 Taxes $3,108 00

Davidson County
DEEDWARR
2 pgs

20241210-0095730

THIS INSTRUMENT PREPARED BY
Music City Title & Escrow, Inc
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

Address New Owner	Send Tax Bills To	Map-Parcel No
Lauren Gerzina and Justin Hayes 913 14th Avenue South, Unit A Nashville, TN 37212	NEW OWNER	105-01-1E-001 00-CO

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10 00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Anne Martin, an unmarried woman** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Lauren Gerzina, and Justin Hayes, wife and husband** ("Grantee"), all of our/my right, title and interest in and to that certain real property known as 913 14th Avenue South, Unit A, Nashville, TN 37212 , together with all rights, privileges and appurtenances thereto and any improvements thereon as more particularly described as follows

> Land in Davidson County, Tennessee, being Unit No A on the Plan of 14th Avenue Townhomes, a Horizontal Property Regime with Private Elements, established and Site Plan of record in Exhibit B in the Declaration of Covenants, Conditions and Restriction at Instrument No 20161021-0111761, 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 Anne Martin, unmarried by Warranty Deed from TM Investment, LLC, A Tennessee Limited Liability Company of record in Instrument No 20181119-0113466 Register's Office for Davidson County, Tennessee, dated November 15, 2018 and recorded on November 19, 2018 and Scrivener' s Affidavit is recorded on January 3, 2019 in Instrument No 20190103-0000892

This conveyance is subject to all restrictions, easements and planning documents of 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 GRANTEE(S), his/her/their heirs and assigns forever, and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 6th day of December, 2024

Anne Martin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of December, 2024, before me personally appeared Anne Martin, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed

Witness my hand, at office, this 6th day of December, 2024

Notary Signature
My commission expires 3/1/2025

ASHLEY S. RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/01/2025
SUMNER COUNTY

AFFIDAVIT OF VALUE

STATE OF)
COUNTY OF)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn Code Ann Section 67-4-409, and hereby sweais and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is ~~$890,000.00~~ $640,000 CH, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale

AFFIANT

Sworn to and subscribed before me this 6th day of December, 2024

Notary Public
My commission expires

CHRISTINA HIGGINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11/2/2026