Karen Johnson Davidson County
Batch# 1215337 DEEDWARR
12/12/2024 07:54:30 AM 3 pgs
Fees: $18.00 Taxes: $1,794.50
20241212-0096332

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $485,000.00.

Affiant

Subscribed and sworn to before me, this 11th day of December, 2024.

Notary Public

My commission expires: 4/23/2025

(Notary Stamp)

Crystal Johnson
State of Tennessee Notary Public
Sumner County

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
174 Saundersville Rd, Ste 102, Hendersonville, TN. 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Alicia Bowling and Leonce Nshuti	Legacy Home Loans, LLC dba Steadfast Mortgage	141-07-0B-036.00-CO
6916 Somerset Farms Circle	2 Cadillac Drive	
Nashville, TN 37221	Brentwood, TN 37027	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Alexandria Snow NKA Alexandria Martin and Landon Martin, wife and husband

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Alicia Bowling and Leonce Nshuti, wife and husband

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 109 on the Plan of Somerset Farms, Section Two, a Planned Unit Development of record in Plat Book 7900, Page 671, and Surveyor's Certificate of Correction of record in Book 9353, Page 237, 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 Catamount Properties 2018, LLC, a Delaware Limited Liability Company by Warranty deed from Bertha Hilliard, an unmarried woman of record in Instrument No. 20220823-0095329 Register's Office for Davidson County, Tennessee, dated August 23, 2022 and recorded on August 23, 2022.

Being the same property conveyed to Alexandria Snow and Landon Martin, wife and husband by Warranty Deed from Catamount Properties 2018, LLC, a Delaware Limited Liability Company of record in Instrument No. 20230301-0014519 Register's Office for Davidson County, Tennessee, dated February 7, 2023 and recorded on March 1, 2023. Alexandria Snow is now known as Alexandria Martin.

This is improved property known as **6916 Somerset Farms Circle, Nashville, TN 37221.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 11th day of December, 2024.

Alexandria Martin

Landon Martin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Alexandria Martin and Landon Martin, 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, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 11th day of December, 2024.

Notary Public
My Commission Expires: 3-23-27

Gregory D. Vadner
State of Tennessee
Notary Public
Sumner County

Lenders Title Company File No. 24-000727-626

Tennessee Certification of Electronic Document

I, Gregory Vadner, 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 12/11/2024 (date of document).

Affiant Signature

12/11/2024
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 11 day of Dec. 2024.

Notary's Signature

MY COMMISSION EXPIRES: 4/23/2025

NOTARY'S SEAL

Crystal Johnson
State of Tennessee
Notary Public
Sumner County