WARRANTY DEED

Karen Johnson Davidson County
Batch# 1226793 DEEDWARR
01/16/2025 09:29:30 AM 2 pgs
Fees: $13.00 Taxes: $1,406.00
20250116-0003517

File No. AD-24-8470

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of January, 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hector Martinez	NEW OWNER	
(NAME)	(NAME)	
284 Bart Drive		162-03-0-120.00
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I/we, **Barbara L. Stanley and Lolita Lunati Hays, Co-Trustees of The Barbara L. Stanley Living Trust, established by the Revocable Trust Agreement of Barbara L. Stanley dated April 15, 2023**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Hector Martinez, married**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND 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. 394 on the Plan of Antioch Park, Section 5 of record in Plat Book 4460, Page 58, in the Register's Office for Davidson County.

Said Lot No. 394 fronts 77.00 feet on the northerly side of Bart Drive and runs back 186.5 feet on the easterly line and 168.0 feet on the westerly line to a rear line, on which it measures 75.16 feet.

Being the same property conveyed to Peter John Lunati and wife, Barbara Faye Lunati by Warranty Deed from Larry Lee Cooke and wife, Vicki Jane G. Cooke of record in Book 4916, page 971, Register's Office for Davidson County, Tennessee, dated May 29, 1975 and recorded on May 30, 1975.

Being a portion of the same property conveyed to Barbara L. Stanley, Sylvia Ann Starr and Lolita Lunati Hays, Trustees of the Barbara L. Stanley Living Trust, established by the Revocable Trust Agreement of Barbara L. Stanley dated April 15, 2023 by Quitclaim Deed from Barbara L. Stanley of record in Instrument No. 20230731-0058989 Register's Office for Davidson County, Tennessee, dated July 22, 2023 and recorded on July 31, 2023.

This is property more commonly known as 284 Bart Drive, Antioch, TN 37013.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 my/our hand this 15th day of January, 2025.

The Barbara L. Stanley Living Trust,
established by the Revocable Trust
Agreement of Barbara L. Stanley dated April
15, 2023

By: Barbara L. Stanley
Barbara L. Stanley, Co-Trustee

By: Lolita Lunati Hays
Lolita Lunati Hays, Co-Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of January, 2025, before me personally appeared Barbara L. Stanley and Lolita Lunati Hays, Co-Trustees of The Barbara L. Stanley Living Trust, established by the Revocable Trust Agreement of Barbara L. Stanley dated April 15, 2023, 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 15th day of January, 2025.

Notary Signature
My commission expires:

JORDYN SCHUMM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JANUARY 9, 2028

Certificate of Authenticity

I, Addie Dilworth, 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 January 15, 2024.

Affiant Signature Date: 1/15/2025

State of TENNESSEE
County of Davidson

Sworn to and subscribed before me this 15th day of January, 20 25.

Notary's Signature

My Commission Expires: 5-9-2026
Date

Notary's Seal (of on paper)

ELIZABETH YERGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026