Prepared by
and Return To
Foundation Essential Title, Inc
Suite 130

# WARRANTY DEED

Karen Johnson
Batch # 1232565
01/31/2025 10 15 11 AM
Fees $13 00 Taxes $1,924 00

20250131-0007439

Davidson County
DEEDWARR
2 pgs

NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JANUARY 04, 2027

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $520,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JANUARY, 2025

Notary Public

MY COMMISSION EXPIRES 1-4-27
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title & Escrow Series, LLC, 190D Saundersville Road , Suite 3002, Hendersonville, TN 37075

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO | MAP-PARCEL NO (S) |
|---|---|---|
| Nathan Martin and Elizabeth Martin | New Owner | Parcel ID 090-15-0-072 00 |
| (NAME) 455 Annex Ave | (NAME) | |
| (ADDRESS) Nashville, TN 37209 | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten and No/100 Dollars ($10 00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Amy Myrda, an unmarried woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Nathan Martin and Elizabeth Martin, husband and wife**, hereinafter called the Grantees, 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 1124 on the Plan of Charlotte Park, Section 13, of record in Plat Book 2900, Page 142, Register's Office of said County, to which reference is hereby made for a more particular description

Being the same property conveyed to Amy Myrda, an unmarried woman from Christopher Carter and Chelsea Carter, a married couple by Warranty Deed dated February 24, 2015 and recorded on February 25, 2015 in Instrument No 20150225-0016255, Register's Office for Davidson County, Tennessee

This conveyance is subject to (a) all restrictions of record, (b) all easements of record, (c) all visible easements, (d) all matters appearing on the plan(s) of record, and (e) all matters referenced in the master deed and by-laws, and (f) all applicable government and zoning regulations

unimproved ☐
This is improved ☒ property, known as 455 Annex Ave , Nashville, TN 37209

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 our hands this 29 day of January, 2025

Amy Myrda

STATE OF Arizona

COUNTY OF Maricopa

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Amy Myrda, an unmarried woman, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 29 day of January, 2025

Notary Public

My Commission Expires 18 Nov 2028

(SEAL)

THEODORE GREENE
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 675424
Expires November 18, 2028