Prepared By & Return To: Tennessee Title Services LLC-Brentwo 7000 Executive Center Dr 290 Brentwood, TN 37027 B-25-582	STATE OF TENNESSEE COUNTY OF Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 14th day of February, 2025 Notary Public Commission Expires: 7/15/26

KIM KERN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Karen Johnson Davidson County
Batch# 1242921 DEEDWARR
03/04/2025 02:24:30 PM 3 pgs
Fees: $18.00 Taxes: $370.00
20250304-0016316

Address of New Owner	Send Tax Bills To:	Map & Parcel
David Jeronimo Martinez and Juan Carlos Jeronimo Martinez 534 East Trinity Lane Nashville, TN 37207	New Owner	071-08-0-346.00

WARRANTY DEED

FOR AND IN 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,

Randy L. Barnes, a married man,

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

David Jeronimo Martinez, a married man, and Juan Carlos Jeronimo Martinez, a single man, in equal shares, as tenants in common with rights of surviviorship

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. 23 on the Plan of Rawls Tract Subdivision, Section 11, as of record in Book 1424, Page 84, Register's Office for said County.

Said Lot No. 23 fronts 50 feet on the South side of Trinity Lane and extends back between parallel lines, 184 feet to a dead line.

INCLUDED IN THIS DESCRIPTION, BUT EXPRESSLEY EXCLUDED THEREFROM is that portion of land conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 8438, Page 354, said Register's Office, described as follows:

Right-of-Way: Beginning to a point on the existing southerly right-of-way margin of Trinity Lane, said point being the northeasterly corner of the Lawrence Scott Wright et ux property; thence along the easterly boundary South 5 degrees 20 minutes 54 seconds West, 5.00 feet to a point; thence, leaving said easterly boundary with a new line North 85 degrees 27 minutes 31 seconds West, 50.01 feet to a point on the westerly boundary of said Lawrence Scott Wright et ux property; thence along said westerly boundary North 5 deg. 20 minutes 53 seconds East, 5.00 feet to a point on said existing southerly right-of-way margin of trinity Lane; thence along said existing southerly right-of-way South 85 degrees 27 minutes 31 seconds East, 50.01 feet to the point of beginning, contacting 250 square feet, more or less.

Being the same property conveyed to Randy Barnes by Warranty Deed from Brent Allan Terry, married dated December 12th, 2012 and recorded on December 17th, 2012 in Instrument No. 20121217-0116230 in the Register's Office of Davidson County, Tennessee.

This property has never been a primary residence of the grantor or his spouse.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 534 East Trinity Lane, Nashville, TN 37207

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 so 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.

Dated this the 14th day of February, 2025.

Randy L Barnes

RANDY L. BARNES

STATE OF TENNESSEE
COUNTY OF Williamson

On this 14th day of February, 2025, before me personally appeared Randy L. Barnes, 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 14th day of February, 2025.

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Signature

My commission expires: 5.10.27

Certificate of Authenticity

I, Joshua A. Terry, 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 2/14/2025.

Affiant Signature – Joshua A. Terry

3/4/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 3/4/2025.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27