WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $800,000.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON 03/07/2025. NOTARY PUBLIC MY COMMISSION EXPIRES 9/19/28

Karen Johnson Davidson County
Batch# 1244425 DEEDWARR
03/07/2025 03:35:30 PM 3 pgs
Fees: $18.00 Taxes: $2,960.00
20250307-0017512

LILLIAN EATMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 118 Saundersville Road
Hendersonville, TN 37075
file # 2025-407-NASH

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
David Lyle Hughes, II and Julie Hughes	Movement Mortgage	041-00-0-031.00
4146 Brick Church Pike	8024 Calvin Hall Rd	
Nashville, TN 37189	Indianland, SC 29707	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Jonathan Daniel Martin, an unmarried man

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

David Lyle Hughes, II and Julie Hughes, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A small tract of Land in the 10th, formerly 22nd Civil District of Davidson County, Tennessee, being part of the Lot No. 5 on the Division of the Thomas. J. Shaw Lands, as of record in Minute Book Q, Page 470, County Court for said County and described from a survey made by J. E. Maddux, September 11, 1954, as follows:

Beginning at a point in the southerly margin of Brick Church Pike at the northwest corner of the property conveyed to E. C. Vinson and wife, Mary Y. Vinson, by deed from Walter Hines Collins and wife, of record in Book 2333, page 342, Register's Office for said County; thence along Vinson's line, south 38 degrees west 386.1 feet to an iron pin; continuing with this line, north 69 degrees west 142 feet to an iron pin; thence leaving his property north 1 1/2 degrees east 539 feet to an iron pin in the southerly margin of Brick Church Pike; thence with said pike, south 52 degrees east 429.7 feet to the beginning, containing 2.18 acres.

Being the same property conveyed to Jonathon Daniel Martin and Ashley Martin, husband and wife by Warranty Deed from Jennifer Eakes, a married woman of record in Instrument No. 20220725-0084310, in the Register's Office for Davidson County, Tennessee, dated July 21, 2022 and recorded on July 25, 2022.

Being the same property conveyed to Jonathon Daniel Martin, an unmarried man by Quitclaim Deed from Ashley Lauren Mooney f/k/a Ashley Martin, an unmarried woman of record in Instrument No 202503070017511, Register's Office for Davidson County Tennessee dated _____ and recorded on _____.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2025 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 4146 Brick Church Pike Nashville, TN 37189

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on March 7, 2025.

Jonathan Daniel Martin

STATE OF TENNESSEE

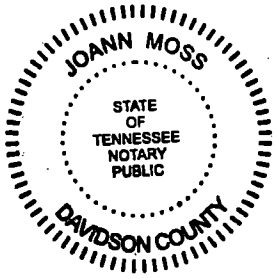
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Jonathan Daniel Martin, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this March 7, 2025.

Notary Public

My Commission Expires: 9/8/25



File #: 2025-407-NASH

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

Tennessee Certification of Electronic Document

I, Trudy Milliken, do herby 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 3/7/25 (date of document).

Affiant Signature

3/7/25
Date

State of Tennessee

County of Sumner

Sworn and subscribed before me by Trudy Milliken on this 7th day of March, 2025.

Notary's Signature

My Commission Expires: 11/30/29

Notary's Seal

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

202503070017512