Name and Address of New Owner:
Murray Benson Dick and Andrew Nicolson Dick
4206 Aberdeen Road
Nashville, TN 37205

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch # 1248571 DEEDWARR
03/20/2025 12 26 00 PM 2 pgs
Fees $13 00 Taxes $3,663 00
20250320-0020506

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 103-08-0-205,00

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Dann C. Martin and Margaret E. Martin, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Murray Benson Dick and Andrew Nicolson Dick, as joint tenants with rights of survivorship,** "the Grantees," the following described real estate in Davidson County, Tennessee :

Land in Davidson County, Tennessee, being Lot(s) 5, as shown on the map entitled Cherokee Park Section 3, of record in Plat Book 84 3, pages 2 and 3, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Dann C. Martin and Margaret E. Martin, husband and wife by Warranty Deed from Mary Helen Brown, married, dated August 19, 2020, of record in Instrument No. 20200821-0094712, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been prorated, 2025 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 4206 Aberdeen Road, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 18th day of March, 2025

(SEAL)
Dann C Martin

(SEAL)
Margaret E Martin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of March, 2025, before me personally appeared Dann C Martin and Margaret E Martin, 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 18th day of March, 2025

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-3-2025

Notary Signature
My commission expires. 11.3.2025

**AFFIDAVIT OF VALUE**

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $990,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 18th day of March, 2025.

Notary Signature
My commission expires

STEPHANIE WOODALL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 9-8-2025

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE # MD-25-4266