Karen Johnson
Batch # 1265183
04/28/2025 08 53 50 AM
Fees $13 00 Taxes $6,660 00
Davidson County
DEEDWARR
2 pgs
20250428-0032196

WARRANTY DEED

JODI JACKSON
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,800,000 00

Stacey Perry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 23rd DAY OF April, 2025

Notary Public

MY COMMISSION EXPIRES
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS.	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
3906 Wayland LLC	NEW OWNER	
(NAME)	(NAME)	130-11-0-098 00
2701 Hemingway Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, **Marguerite Fish Martin, Trustee of The Marguerite Fish Martin Living Trust Dated 1/25/2021** , HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **3906 Wayland LLC, A Tennessee Limited Liability Company,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 4, Block R on the Plan of Tyne Meade, Section 4, of record in Book 1424, page 25, said Register's Office, described as follows:

Said Lot No. 4 fronts 117.1 feet on the Northerly side of Wayland Drive and extends back 427.0 feet on the Easterly line and 371.3 feet on the Westerly line to a dead line in the rear measuring 124.4 feet thereon.

Being the same property conveyed to F. Kirke Martin III and wife, Marguerite F. Martin by Warranty Deed from John P. McGrath and wife, Joyce P. McGrath of record in Book 5309, page 803, Register's Office for Davidson County, Tennessee, dated July 05, 1978 and recorded on July 11, 1978 and Re-recorded on July 14, 1978, of record in Book 5310, Page 992 and Affidavit recorded on April 09, 2021 in Instrument No. 20210409-0047417.

The said F. Kirke Martin III, having since died on December 16, 2020.

Affidavit of Heirship, recorded on February 08, 2021 in Instrument No. 20210208-0017966, Instrument No. 20210208-0017967 and Instrument No. 20210226-0024424.

Being the same property conveyed to Marguerite Fish Martin, as Trustee of The Marguerite Fish Martin Living Trust by Quitclaim Deed from Marguerite F. Martin of record in Instrument No. 20210309-0030544 Register's Office for Davidson County, Tennessee, dated February 22, 2021 and recorded on March 09, 2021.

Being the same property conveyed to Marguerite F. Martin by Quitclaim Deed from Marguerite Fish Martin, as Trustee of The Marguerite Fish Martin Living Trust of record in Instrument No. 20210329-0041113 Register's Office for Davidson County, Tennessee, dated March 24, 2021 and recorded on March 29, 2021.

Being the same property conveyed to Marguerite Fish Martin, as Trustee of The Marguerite Fish Martin Living Trust by Quitclaim Deed from Marguerite Fish Martin of record in Instrument No. 20210519-0068023 Register's Office for Davidson County, Tennessee, dated March 24, 2021 and recorded on May 19, 2021.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 3906 Wayland Dr Nashville, TN 37215
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

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 hand this 23rd day of April, 2025.

Marguerite Fish Martin, as Trustee of The Marguerite Fish Martin Living Trust dated 1/25/2021

By: Marguerite Fish Martin, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Marguerite Fish Martin, as Trustee of The Marguerite Fish Martin Living Trust dated 1/25/2021**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 23rd day of April, 2025.

Notary Public

My Commission Expires: 3.6.2029

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON