This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite #102
Nashville, TN 37212
File Number: 4-5800-TM

Karen Johnson Davidson County
Batch# 1274170 DEEDWARR
05/16/2025 01:35:30 PM 3 pgs
Fees: $18.00 Taxes: $1,461.50
20250516-0038805

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $395,000.00.

Anita J Martin
Affiant

Subscribed and sworn to before me, this the 16th day of May, 2025.

Notary Public
My Commission Expires: 5-9-26

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Anita J. Martin, Trustee of Anita J. Martin Revocable Trust dated July 24, 2023 141 Morton Mill Circle Nashville, TN 37221	Old National Bank 2002 Richard Jones Road Suite A300 Nashville, TN 37215	141 12 0D 141.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Mary Kathryn Black, a single woman** (individually and/or collectively, "Grantor"), transfer and convey unto **Anita J. Martin, Trustee of the Anita J. Martin Revocable Trust, dated July 24, 2023** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee being Unit No. 141 (and driveway serving said unit) on the Plan of THIRD REVISION, MORTON MILL ESTATES of record in Plat Book 7900, Page 561, Register's Office for said county to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Mary Kathryn Black, by Warranty Deed from Michelle Elaine Lynch, of record in Instrument No. 20130820-0087523, in the Register's Office of Davidson County, Tennessee, dated August 15, 2013, and recorded on August 20, 2013.

This is improved property located at: **141 Morton Mill Circle, Nashville, TN 37221**

This conveyance is made subject to 1) property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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 Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16th day of May, 2025.

GRANTOR:

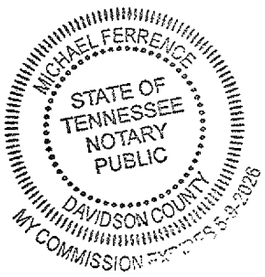
Mary Kathryn Black

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Mary Kathryn Black, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 16th day of May, 2025.

Notary Public
My Commission expires: 5-9-26



202505160038805

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 **April 16, 2025**.

Affiant Signature

05/16/2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **May 16, 2025**.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

