Name and Address of New Owner:
Tracy Lynn Krajewski
395 Huntington Ridge Drive
Nashville, TN 37211

Send Tax Bills To:
SAME AS ABOVE

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 161-11-0A-053-00

Karen Johnson Davidson County
Batch# 1280686 DEEDWARR
06/03/2025 08:33:30 AM 4 pgs
Fees: $23.00 Taxes: $1,036.00
20250603-0043338

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, **Suzon I.Martin, Trustee of the Martin Irrevocable Trust, dated August 1, 2024** , "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Tracy Lynn Krajewski, a single woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee and is described as follows:

Land In Davidson County, Tennessee, being Unit No. 53, HUNTINGTON RIDGE TOWNHOUSES, as of record in Plat Book 4675, Page 9, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Earl L. Martin, Jr. and wife, Betty M. Martin, by Warranty Deed from WARD & WALSH, a Partnership composed of James E. Ward and Harry P. Walsh, of record in Book 6906, Page 963, in the Register's Office of Davidson County, Tennessee, dated June 16, 1986 and recorded on July 02, 1986. The said Betty M. Martin died on September 08, 2016, then Earl L. Martin, Jr. testate, devising subject property to Suzon Martin, Earl Martin, III and Joseph Martin. See Probate Case No. 24P729, Davidson County The Seventh Circuit Court.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's 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 30th day of May, 2025.

The Martin Irrevocable Trust

By: _____ (SEAL)
Suzon Martin, Trustee

STATE OF TEXAS
COUNTY OF Bowie

On this 30th day of May, 2025, before me personally appeared Suzon Martin, Trustee of The Martin Revocable Trust, 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 30th day of May, 2025.

_____
Notary Signature
My commission expires:

NOTARY PUBLIC STATE OF TEXAS
STANLEY M. MAYS, JR.
ID #126104794
My Commission Expires
May 27, 2027

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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 $280,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
30th day of May, 2025.

Notary Public
My commission expires: 5/27/2027
File No. 2025-7985-MA

STANLEY M. MAYS, JR.
ID #126104794
My Commission Expires
May 27, 2027

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Grover Collins, 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 May 30, 2025

Affiant Signature

5/30/2025
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 30 day of May, 2025.

Notary Public

Notary's Seal:

MADELYN N. REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY