Warranty Deed

Karen Johnson Davidson County Batch# 1285310 DEEDWARR 06/17/2025 12:47:30 PM 3 pgs Fees: $18.00 Taxes: $4,717.50 20250617-0047594	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,275,000.00. Affiant Subscribed and sworn to before me, this the 13th day of June, 2025. Notary Public My commission expires:

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-24-2027

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Jennifer Graham and Andrew Dean	New Owner(s)	083-04-2B-002.00-CO
1420 Dugger Drive	**Property**	
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JOSHUA TAYLOR MARTIN AND APRIL HUFF, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JENNIFER GRAHAM AND ANDREW DEAN, WIFE AND HUSBAND,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, 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 1420, as established by Declaration of Covenants, Conditions and Restrictions for 1418 Dugger Drive Cottages, A Townhouse Planned Unit Development, Horizontal Property Regime with Private Elements of record as Instrument No. 20200413-0038362 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Joshua Taylor Martin and April Huff, husband and wife by Warranty deed from Jackson Valley Land Partners, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20201207-0141494 Register's Office for Davidson County, Tennessee, dated November 23, 2020 and recorded on December 07, 2020.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1420 Dugger Drive, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 13th day of June, 2025.

Joshua Taylor Martin

April Huff

STATE OF WASHINGTON
COUNTY OF King

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Joshua Taylor Martin and April Huff, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 13th day of June, 2025.

Notary Public

My Commission Expires: 08/05/26

Notary Public
State of Washington
JEANNINE MARIE SHAW
LICENSE # 22029980
MY COMMISSION EXPIRES
AUGUST 5, 2026

Certificate of Authenticity

I, Krystal Schuster, 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 **6/13/25**.

Date

Affiant Signature

6/13/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **13** day of **June**, 20**25**.

Notary's Signature

CHRISTEN T. RABE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1/30/27

Date

Notary's Seal (if on paper)