WARRANTY DEED

Karen Johnson Davidson County
Batch# 1288993 DEEDWARR
06/23/2025 03:40:30 PM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20250623-0049282

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF JUNE, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 02-26-2029

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Seth Ivey Martin	New Owner	081-11-0-016.00
(NAME)	(NAME)	
1733 22nd Ave N		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, 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 **Reed Williams and Karli Williams, husband and wife,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Seth Ivey Martin, an unmarried man,** hereinafter called the GRANTEE(S), his/her/their 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 Lot No. 326, on the Plan of J.M.T.J. and G.W. Harding's Addition to Nashville, of record in Plat Book 21, Page 80, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

For reference: Said Lot No. 326 fronts 50 feet on the westerly side of 22nd Avenue, North, formerly Alamo Street, and extends back, between parallel lines, 157 feet to an alley.

Being the same property conveyed to Reed Williams, an unmarried man by Warranty Deed from Springer Investments, LLC, a Tennessee Limited Liability Company, dated 11/24/2020, of record in Instrument No. 20201209-0143284, Register's Office for Davidson County, Tennessee.

The said Reed Williams having since married Karli Williams who joins in this conveyance to convey any interest she may have in said property.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 1733 22nd Ave N, Nashville, TN 37208
(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 17 day of June, 2025.

Reed Williams by Karli Williams, his attorney in fact

Reed Williams by Karli Williams, his attorney in fact

State of Tennessee
County of Wilson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Karli Williams**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon his/her oath acknowledged himself/herself to be the Attorney in Fact of **Reed Williams**, the within named bargainor, and that he/she being authorized so to do, executed the foregoing instrument by signing as such Attorney in Fact for the purposes therein contained.

Witness my hand and Official seal this 17 day of June, 2025.

Notary Public:

My Commission Expires: 1.31.29

JENNIFER JONES Notary Public At Large WILSON COUNTY, TN

Karli Williams

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Karli Williams**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 17 day of June, 2025.

Notary Public:

My Commission Expires: 1.31.29

JENNIFER JONES Notary Public At Large WILSON COUNTY, TN

RETURN TO:
Stewart Title Company
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

Certificate of Authenticity

I, Ryan Lux, 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 **June 17, 2025**.

Date

Affiant Signature

June 17, 2025
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this **17th** day of **June**, 20**25**.

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

