25-5134

FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **430,000.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **06/19/2025**. Notary Public MY COMMISSION EXPIRES: 1/28/26 (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1290479 DEEDWARR
06/26/2025 11:08:30 AM 3 pgs
Fees: $18.00 Taxes: $1,591.00
20250626-0050402

WARRANTY DEED

This Instrument Prepared By and Return To:

KIRK HUNNICUTT STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

FOUR STAR TITLE

2500 North Mount Juliet Road, Mt. Juliet, TN 37122
File #25-5134

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher John Graham and Michelle L. Graham	**Christopher John Graham and Michelle L. Graham**	**095-10-0-082**
(NAME) **2119 Sanborn Drive**	(NAME) **2119 Sanborn Drive**	
(ADDRESS) **Nashville, TN, 37210**	(ADDRESS) **Nashville, TN 37210**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Micheal Martin and Rachel Featherstone Martin, husband and wife,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Christopher John Graham and Michelle L. Graham, husband and wife,** 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 Lot No. 114 on the Map of Elm Hill Acres, Section 2, of record in Book 2331, page 68, Register's Office for Davidson County, Tennessee.
Said Lot No. 114 fronts 120 feet on the southerly side of Sanborn Drive and extends back between lines, 185 feet on the westerly side and 164 feet on the easterly line, to a broken line in the rear on which it measures 246.4 feet.

BEING the same property conveyed to Michael Martin and Rachel Featherstone Martin, husband and wife, by Warranty Deed from John R. Graham, a married man, dated January 14, 2022 and recorded in Instrument No. 20220119-0007146, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **2119 Sanborn Drive, Nashville, TN 37210**
(House Number) (Street) (City, State) (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 heirs and 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, representatives and assigns, 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 plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, this instrument has been executed on this the **19th** day of **June, 2025**.

Micheal Martin

Rachel Featherstone Martin

STATE OF **TENNESSEE**
COUNTY OF WILSON

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Micheal Martin and Rachel Featherstone Martin, Husband and Wife**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **19th** day of **June, 2025**.

NOTARY PUBLIC

My Commission Expires: 1/23/26

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Tennessee Certification of Electronic Document

I, Alex Sharer, 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 6-19-2025 (date of document).

Alex Sharer
Affiant Signature

6-26-25
Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 26 day of June, 2025.

TONYA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES:

Tonya Thomas
Notary's Signature

MY COMMISSION EXPIRES: 10-26-25