THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 38724-06-2025**	STATE OF TENNESSEE, COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $849,900 00 Affiant Prepared by Record and Return To Chapman and Rosenthal Title, Inc 10 Burton Hills Blvd , Suite 130 Nashville, TN 372[illegible] Subscribed and sworn to before me this 27th day of June, 2025 Notary Public My Commission Expires

Karen Johnson
Batch # 1292359
07/01/2025 11 27 13 AM
Fees $18 00 Taxes $3,144 63

Davidson County
DEEDWARR
3 pgs

20250701-0051809

CARLIE VAN HUIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027

WARRANTY DEED

Address New Owner: Giavinna G. Duddy 502 B Buchanan Street Nashville, TN 37208	**Send Tax Bills To:**	**Tax Information:** Map and Parcel No 081081Y00200CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10 00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Martin Construction Company, a Tennessee Corporation** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Giavinna G. Duddy, unmarried woman** ("Grantee"), her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto

This is improved property located at 502 B Buchanan Street, Nashville, TN 37208

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her heirs and assigns, forever

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to Grantee, her heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular 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 the 27th day of June, 2025.

Martin Construction Company, a Tennessee corporation

By: _____
Jeffrey A. Zeitlin, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jeffrey A Zeitlin, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is President of Martin Construction Company, a Tennessee corporation, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 27th day of June, 2025.

_____
Notary Public

My Commission Expires: 3/8/28

GEORGE E. MUDTER, JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No 2, together with the appurtenant interest in the common elements of SALEMTOWN COURT, a horizontal property regime with private elements established by Declaration in Instrument No. 20220722-0084078, as corrected by Scivener's Affidavit of record in Instrument No. 20250519-0039351, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit B to the aforementioned Declaration

Being part of the same property conveyed to Martin Construction Company, a Tennessee corporation, by quitclaim deed from Kristian B Murphy of record in Instrument No 20220722-0084074, as corrected by Scrivener's Affidavit of record in Instrument No 20250519-0039352, Register's Office for Davidson County, Tennessee; and by Warranty Deed from Kristian B. Murphy of record in Instrument No 20220722-0084073, Register's Office for Davidson County, Tennessee. Also being a portion of the property vested in Kristian B. Murphy and Martin Construction Company by Order of Final Judgment in Case No 22-898IV, Chancery Court for Davidson County, Tennessee which is recorded in Instrument No 20250425-0031901, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated June 9, 2025 of record in Instrument No 20250609-0045274, Register's Office for Davidson County, Tennessee, Kristian B Murphy conveyed all of his interest in subject property to Martin Construction Company, a Tennessee corporation.

This conveyance is made subject to

1 State and County taxes for the year 2025, a lien, but not yet due and payable, which have been prorated and assumed by Grantee. Map and Parcel No. 081081Y00200CO

2. Declaration of Covenants, Conditions, and Restrictions for Salemtown Court, a horizontal property regime with private elements, of record in Instrument No. 20220722-0084078, corrected by Scrivener's Affidavit of record in Instrument No. 20250519-0039351, Register's Office for Davidson County, Tennessee.

3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C A. § 66-27-101, et seq

4 All matters appearing on the Site Plan of record attached as Exhibit B to the Declaration in Instrument No. 20220722-0084078, Register's Office for Davidson County, Tennessee.

5 All matters appearing on the Plan of record as Book 21, Page(s) 105, Register's Office for Davidson County, Tennessee.

6 Covenants, Conditions and Restrictions as set forth in Restrictive Covenants For Detached Structure recorded in Instrument No. 20120319-0023116, in the Register's Office of Davidson County, Tennessee.

7. Easement for Water Meters, Lines, and Appurtenances of record in Instrument No 20221122-0123651, Register's Office for Davidson County, Tennessee.