WARRANTY DEED

Karen Johnson Davidson County
Batch# 1297217 DEEDWARR
07/14/2025 01:02:30 PM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20250714-0055306

Y-LPT-25-922

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF July, 2025.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

GRIFFIN S. DUNHAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-4-2027

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Maurice Tydell Carter	New Owner	
(NAME)	(NAME)	**075-11-0-151.00**
922 Rachels Place		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(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 consideration, the receipt of which is hereby acknowledged, **RUBEN ROSAS MARTINEZ, AN UNMARRIED PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MAURICE TYDELL CARTER, A MARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 73-A on the Plan of Rachels Square, Section Two, Zone Lot Division of Lots 49-62, Lots 64-65, Lots 67-69, Lots 71-73, Lots 75-77 and Lot 79, of record in Plat Book 6250, Page 541, 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 Ruben Rosas Martinez, an unmarried person by Warranty Deed from Music City Financial, LLC, a Texas limited liability company of record in Instrument No. 20250324-0021575 Register's Office for Davidson County, Tennessee, dated March 11, 2025 and recorded on March 24, 2025.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 6250, Page 541, Amending Plat Book 5200, Page 623, 624 and 625, Book 6231, Pages 64 and 66, also amended in Book 6250, Pages 538 through 543, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 6455, Page 135, Book 6619, Page 777, and as amended in Book 8030, Page 757, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 6619, Page 782, in the Register's Office for Davidson County, Tennessee.
- Rules and Regulations of record in Book 11627, Page 594, in the Register's Office for Davidson County, Tennessee.
- Charter of Rachel's Square Homeowner's Association of record in Book 6683, Page 576 and in Book 8030, Page 759, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument Number 20120521-0043892, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument Number 20150211-0012558, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **922 Rachels Place, Hermitage, Tennessee 37076.**

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), 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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.

Witness ~~my/our~~ hand(s) this the 11th DAY OF JULY, 2025.

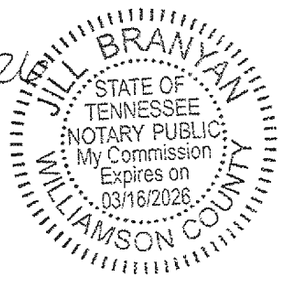
Ruben Rosas Martinez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RUBEN ROSAS MARTINEZ, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th of July, 2025.

Notary Public
My Commission Expires: 03-16-26
(SEAL)



I, Kirsten Virden, 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 7/11/25 (date of document).

Kirsten Virden

Affiant Signature

Date: 7/11/25

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 11th day of July, 2025.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

