This instrument prepared by:
Momentum Title, LLC
2421 Highway 41 A Bypass, Suite #100
Clarksville, TN 37043
File Number: 10-6632-TM

Karen Johnson Davidson County
Batch# 1298538 DEEDWARR
07/17/2025 03:50:30 PM 3 pgs
Fees: $18.00 Taxes: $610.50
20250717-0056603

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

The actual consideration or value, whichever is greater, for this transfer is $165,000.00.

Affiant

Subscribed and sworn to before me, this the 17th day of July, 2025.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 11-8-2028

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Marvin J. Martinez 112 Claudia Drive Old Hickory, TN 37138	New Owner	044-05-0-167

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Mary Ruth Clark, Trustee of the Raymond and Mary Clark Living Trust dated March 31, 2016** (individually and/or collectively, "Grantor"), transfer and convey unto Marvin J. Martinez (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being the south part of Lot No. 20, Map of Hadley Subdivision, Old Hickory, Tennessee, of record in Book 547, page 125, in the Register's Office for Davidson County, Tennessee.

Said south part of Lot 20 fronts 48 feet on the east side of Newell Avenue and runs back between parallel lines 147 feet to an alley, on which it measures 40.5 feet.

Being the same property conveyed to Raymond Jay Clark and Mary Ruth Clark, Trustees under the Raymond and Mary Clark Living Trust, dated March 31, 2016 by Quitclaim Deed from Raymond J. Clark, Sr. and wife, Mary Ruth Clark, dated May 12, 2016, recorded May 12, 2016, of record in Instrument No. 20160512-0047365, Register's Office for Davidson County, Tennessee. The said Raymond Clark a/k/a Raymond Jay Clark died on March 11, 2021, leaving Mary Clark as the sole Trustee.

This is improved property located at: **116 Newell Avenue, Old Hickory, TN 37138**

This conveyance is made subject to 1) property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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, Grantor has executed this instrument on this 16th day of July, 2025.

GRANTOR:

Raymond and Mary Clark Living Trust dated March 31, 2016

By: Mary Ruth Clark Trustee
Mary Ruth Clark, Trustee

STATE OF TENNESSEE
COUNTY OF GREENE

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Mary Ruth Clark, Trustee of the Raymond and Mary Clark Living Trust dated March 31, 2016, with whom I am personally acquainted, and who acknowledged that she executed the within instrument in the capacity and for the purposes therein contained.

WITNESS my hand and seal at office this 16th day of July, 2025.

Joseph Vance
Notary Public
My Commission expires: 02/28/2026

JOSEPH VANCE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF GREENE

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 **July 17, 2025**.

Affiant Signature

07/17/2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **July 17, 2025**.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY