This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-24348-MC

Karen Johnson Davidson County
Batch# 1301014 DEEDWARR
07/23/2025 12:53:30 PM 3 pgs
Fees: $18.00 Taxes: $1,183.63
20250723-0058310

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $319,900.00.

Aimee M Skotnicki
Affiant

Subscribed and sworn to before me, this the 18th day of July, 2025.

JOHN COBB ROCHFORD NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

JCobb Rochford
Notary Public
My Commission Expires: 12/19/26

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Aimee Skotnicki 8300 Sawyer Brown Road K307, Nashville, TN 37221	**Navy Federal Credit Union** **820 Follin Lane** **Vienna, VA 22180**	142 05 0B 062.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Leslie Fly Martin, f/k/a Leslie Fly, a married woman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Aimee Skotnicki, an unmarried woman**, 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:

A certain condominium in Davidson County, Tennessee, being Unit No. K-307 together with the carport designated as K-307-C in RIVER PLANTATION, SECTION THREE, A CONDOMINIUM, a horizontal property regime, located on Sawyer Brown Road, Nashville, Davidson County, Tennessee, as shown on the plat of RIVER PLANTATION, SECTION THREE, CONDOMINIUM APARTMENT, recorded in Plat Book 4675, Pages 75,76, and 77, as amended in Book 4675, pages 103, 104 and 105, Register's Office for Davidson County, Tennessee, and in Book 6231, page 156, and described in Master Deed recorded in Book 4784, page 464 and further amended in Book 5785, page 180 and Book 5840, page 663 and in Instrument No. 20200729-0083523, of the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to Leslie Fly, single woman, by Warranty Deed from Scott D. Bass, married of record in Instrument Number 20151119-0117275, in the Register's Office of Davidson County, Tennessee, dated November 17, 2015 and recorded on November 19, 2015.

Ross Martin joins in the execution of this instrument to convey any and all marital rights he may have in said property.

Leslie Fly Martin and Leslie Fly is one and the same person.

This is ☒ improved or ☐ unimproved property located at: **8300 Sawyer Brown Road K307, Nashville, TN 37221**

202507230058310

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 their 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 18th day of July, 2025.

GRANTOR:

Leslie Fly Martin

Leslie Fly Martin, f/k/a Leslie Fly

Ross Martin

Ross Martin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Leslie Fly Martin and Ross Martin,** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 18th day of July, 2025.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 3/3/26

202507230058310

Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on **July 18, 2025.**

Signature 07/18/2025

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Lewis, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sworn to and subscribed before me this 18th day of July, 2025.

Notary's Signature

My Commission Expires: 9-8-2025

BRENDA LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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