Karen Johnson Davidson County
Batch# 1311074 DEEDWARR
08/15/2025 03:25:30 PM 4 pgs
Fees: $23.00 Taxes: $1,480.00
20250815-0065324

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $400,000.00

Affiant

Subscribed and sworn to before me, this 15th day of August, 2025.

Notary Public
My commission expires:

STEPHANIE WOODALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-6-2025

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Daniel Martin **Marisa Martin**	Same as New Owner's	**10100019000**
5803 Vine Ridge Dr		
Nashville, TN 37209		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Jonathan P Ryan and Kimberly Ryan, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Daniel Martin and Marisa Martin, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being a certain tract or parcel of land situated in the 35th Council District of Davidson County, Tennessee, lying on the west side of Gower Road (50' R.O.W.), being known as Parcel ID: 10100019000, having an address of 0 Gower Road, Nashville, TN 37209 and being more particularly described as follows:

Beginning at a point in the center of Gower Road, said point being the most southeasterly corner of the hereon described property having Tennessee State Plane Coordinates of Northing: 654553.681, Easting: 1693302.054.

Thence, in a northwest direction with the north line of Lot 3 - Parcel ID: 10100018700, (Douglas & Sheila Pillow, DB-00011320 0000531, PL-00011190 0000048) and the centerline of a 50' ingress/egress easement for the following 6 calls:

1. N 73° 36' 10" W for a distance of 111.36 feet to a point (no iron rod set).

2. Thence, with a curve to the left having a radius of 250.00 feet, an arc length of 78.04 feet, a chord bearing of N 82° 32' 43" W, and a chord distance of 77.72 feet to a point (no iron rod set).

3. Thence, S 88° 30' 44" W, for a distance of 193.18 feet to a point (no iron rod set).

4. Thence, with a curve to the right having a radius of 250.00 feet, an arc length of 221.74 feet, a chord bearing of N 66° 04' 42" W, and a chord distance of 214.55 feet to a point (no iron rod set).

5. Thence, N 40° 40' 04" W, for a distance of 100.47 feet to a point (no iron rod set).

6. Thence, with a curve to the left having a radius of 1,018.00 feet, an arc length of 272.47 feet, a chord bearing of N 48° 20' 07" W, and a chord distance of 271.66 feet to a point.

Thence leaving the north line of Lot 3 and the centerline of a 50' ingress/egress easement, continuing with the easterly line of Parcel ID: 10100018800 (Larry Boardman & Linda Wallace, DB-00008075 0000182), N 33° 59' 49" E passing an iron rod (found) with cap "J Walker" at 25.00 feet, for a total distance of 393.24 feet to an iron rod (found) in the southerly line of Parcel ID: 10100017300, (Della Smith, DB-20000727 0074389).

Thence leaving Boardman/Wallace and with the southerly line of Smith, S 48° 06' 42" E passing an iron rod (found) with cap at 894.24 feet, for a total distance of 910.86 feet to a point in the centerline of Gower Road.

Thence leaving Smith and with the centerline of Gower Road, S 29° 53' 50" W for a distance of 113.21 feet to the Point of Beginning and containing 6.75 acres more or less. According to a survey by Keith Brotherton, RLS #2850, dated January 20th, 2025.

See attached Ex A

Being the same property conveyed to Jonathan P Ryan and Kimberly Ryan, by Warranty Deed from Maliheh M Gharachoolou, dated April 17, 2020, of record in Instrument No. 20200421-0041633, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (___) unimproved (__x__) property known as 0 Gower Rd, Nashville, TN 37209.

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 in 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. 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.

Jonathan P Ryan Date: 8/15/25

Kimberly Ryan Date: 8/15/25

MARK B LEEDOM NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires on 05/08/2029

STATE OF Tennessee

COUNTY OF Davidson

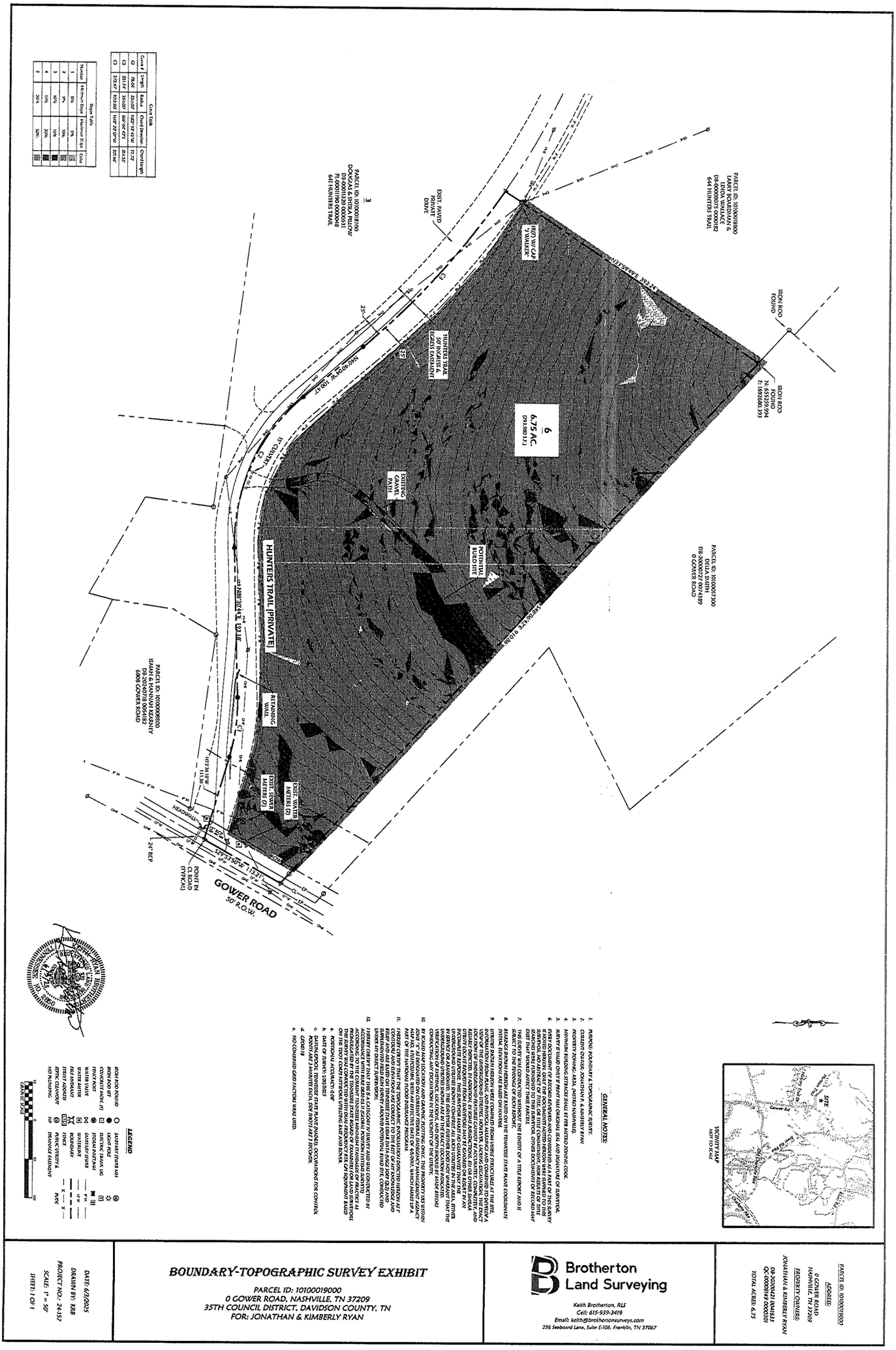
Personally appeared before me, a Notary Public of said County and State, Jonathan P Ryan and Kimberly Ryan, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of August, 2025.

NOTARY PUBLIC

My Commission Expires: 5/8/29

EXHIBIT "A"



202508150065324

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Stephanie Woodall, 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 08/15/2025 (date of document).

Stephanie Woodall
Affiant Signature

Date 08/15/2025

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 15th day of August, 2025.

Notary's Signature

My Commission Expires: 