Karen Johnson Davidson County
Batch# 1311221 DEEDWARR
08/18/2025 09:51:30 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20250818-0065552

Warranty Deed

JAMIE J. OSBORN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-6-2023	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $300,000.00. Affiant Subscribed and sworn to before me, this the 15th day of August, 2025. Notary Public My commission expires: 03/06/2029

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Agustin Morell Carrazana	~~New Owner(s)~~ Bank of America	148-05-0-151.00
920 Arbor Creek Way	4500 Amon Carter Blvd	
Nashville, TN 37217	Ft Worth TX 76155	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **THOMAS CHADWICK MARTIN, A MARRIED MAN, AND JOHN RANDY MARTIN, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AGUSTIN MORELL CARRAZANA, A MARRIED MAN**, 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:

The following described property situated in Davidson County, Tennessee, and being more particularly described as follows:

Being Lot No. 62 on the Plan of Haywood Acres, Section One, as of record in Book 2900, Page 17, Register's Office for Davidson County, Tennessee.

Said Lot No. 62 fronts 110.0 feet on the northwesterly side of Margo Lane and runs back between lines 193.8 feet on the northeasterly line and 175.0 feet on the southwesterly line to a broken dead line in the rear on which it measures 200.1 feet.

Being the same property conveyed to John F. Martin and wife, Joy C. Martin by Warranty Deed from Jones and Land Company, a Tennessee corporation of record in Book 3131, page 269, Register's Office for Davidson County, Tennessee, dated September 16, 1960 and recorded on September 19, 1960.

The said John K. Martin having died on or about May 18, 2005, vesting Joy C. Martin as surviving tenant by the entirety.

The said Joy C. Martin having died on or about October 25, 2017.

Being the same property conveyed to Larry L. Roberts, Trustee by Quitclaim Deed from Thomas Chadwick Martin and his wife, Joyce Ann Martin and John Randy Martin, an unmarried man of record in Instrument No. 20180220-0016053 Register's Office for

Davidson County, Tennessee, dated February 19, 2018 and recorded on February 20, 2018, and within the same Deed, Larry L. Roberts, Trustee, conveyed said interest unto Thomas Chadwick Martin and John Randy Martin.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 330 Margo Lane, Nashville, TN 37211, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 15th day of August, 2025.

Thomas Chadwick Martin

John Randy Martin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Thomas Chadwick Martin and John Randy Martin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 15th day of August, 2025.

Notary Public

My Commission Expires: 7-3-2028

SABRINA HERNANDEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-3-2028

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 August 15. 2025.

Affiant Signature

18th day of August, 2025

Date

State of Tennessee

County of Davidson

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

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

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