This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

Actual consideration or value, whichever is greater is $430,000.00.

Laura A. Martin
Affiant

Subscribed and sworn before me this the 19 day of August, 2025.

Notary Public
My commission expires: 9/21/26

CAVAN MCCAMY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Laura A. Martin	Laura A. Martin	071-04-0 262.00
2058 Oakwood Ave.	2058 Oakwood Ave.	
Nashville, TN 37207	Nashville, TN 37207	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, TOKA CAPITAL GROUP, LLC, A TENNESSEE LIMITED LIABILTY COMPANY, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to LAURA A. MARTIN, AN UNMARRIED WOMAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 314 on the Map of Shepardwood, Part 3, as of record in Plat Book 5210, Page 158, Register's Office, Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

Being the same property conveyed to Toka Capital Group, LLC, a Tennessee Limited Liability, by deed dated 02/14/2025, from Larry D. Johnson and Patrice A. Johnson, husband and wife, of record in Instrument No. 20250218-0011794, Register's Office for said County.

Also being the same property conveyed to Larry D. Johnson and wife, Patrice A. Johnson, by deed dated 11/05/1979, from The Chamberlain Company, of record in Book 5536, Page 731, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2058 Oakwood Ave., Nashville, TN 37207.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

Karen Johnson Davidson County
Batch# 1311905 DEEDWARR
08/20/2025 09:02:30 AM 3 pgs
Fees: $18.00 Taxes: $1,591.00
20250820-0066498

Witness my hand this the 19 day of August, 2025.

Toka Capital Group, LLC

By: Jenny West
Jenny West, Authorized Representative

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Jenny West, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon her oath acknowledged herself to be the Authorized Representative of the within named bargainor, Toka Capital Group, LLC, and that she, as such Authorized Representative, executed the foregoing instrument for the purposes therein contained by signing the name of Toka Capital Group, LLC by the said Jenny West as such Authorized Representative.

Witness my hand and official seal this 19 day of August, 2025.

My commission expires: 9/21/26

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 8-19-25.

Affiant Signature

8-19-25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 19 day of August, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY