Karen Johnson Davidson County
Batch # 1324777 DEEDWARRSP
09/22/2025 02:16:45 PM 3 pgs
Fees: $18.00 Taxes: $2,405.00
20250922-0075624

PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (LM) Title No.: 64172
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Greg Martin 815 Forest Acres Drive Nashville, TN 37220	Legacy Home Loans, LLC DBA Steadfast Mortgage, ISAOA/ATIMA 408 Highway 76 White House, TN 37188

TAX MAP PARCEL NUMBERS: 14614003100

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$650,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jan Moorad, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Greg Martin** hereinafter called the **Grantee**, Grantee's heirs and assigns her undivided fifty percent (50%) tenants in common interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot. No. 8 on the Plan of Forest Acres Subdivision, Section One, of record in Book 1130, page 104, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jan Moorad and Greg Martin, as tenants in common, by Warranty Deed from Brian D. Coleman and Kristen E. Coleman, husband and wife, dated February 15, 2022 and recorded on February 16, 2022, of record in Instrument No. 20220216-0018211, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2025, and subsequent years; The Plan, with Owner's Certificate, of record in Book 1130, page 104, said Register's Office, which Plan shows an 80 foot minimum building set back line from Forest Acres Drive and a 10 foot easement for public utility purposes along the rear line of said lot. Easement for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 7737, page 72, said Register's Office.

This is improved property, known as 815 Forest Acres Dr., Nashville, TN 37220

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons claiming by or through the acts of Grantor while in title to the property.

WITNESS THE EXECUTION HEREOF on the date set forth in the notary acknowledgement.

Jan Moorad Jan Lynnae Moorad

Jan Moorad

AMBER HALL
Notary Public - State of Florida
Commission # HH 666054
Expires on April 17, 2029

State of ~~California~~ Florida

County of polk

On this 15 TH day of September, 2025, before me the undersigned authority, personally appeared **Jan Moorad**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Amber Hall
Notary

My Commission Expires: 04/17/2029
HH 666054

Amber Hall

State of ~~Tennessee~~ Florida

County of ~~Davidson~~ polk

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $650,000.00.

Jan Lynnae Moorad
Affiant

Sworn and subscribed before me this 15th day September, 2025.

Amber Hall
Notary

My Commission Expires: 04/17/2029
HH 666054

Amber Hall
Florida
polk

AMBER HALL
Notary Public - State of Florida
Commission # HH 666054
Expires on April 17, 2029

Notarized remotely online using communication technology via Proof.

Certificate of Authenticity

I, Debra Leist, 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 September 19, 2025.

Date

Debra Leist

Affiant Signature

September 19, 2025

Date

State of Tennessee

County of Davidson

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

Notary's Signature

My Commission Expires: [illegible]

Notary's Seal (if on paper)

