WARRANTY DEED

Karen Johnson Davidson County
Batch# 1329638 DEEDWARR
10/02/2025 02:54:30 PM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20251002-0078694

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,000.00 /

Javaria Porter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 1st DAY OF OCTOBER, 2025.

Cheryl M Rodgers
Notary Public

MY COMMISSION EXPIRES: 11-21-2027
(AFFIX SEAL)

CHERYL M RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Katrina Pearson and Javaria Porter	New Owner	
(NAME)	(NAME)	08008022200
3269 Hinkle Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, **Daniel Martinez, married** , HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Javaria Porter, an unmarried woman, and Katrina Pearson, an unmarried woman,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 98, on the Plan of Bordeaux Hills, Section 4, of record in Book 3600, Page 49, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Daniel Martinez, individual, by virtue of that certain Warranty Deed dated May 9, 2025, and being of record at Instrument No. 20250516-0038880, in the amount of $235,000.00 in the Register's Office of Davidson County, Tennessee.

Grantor warrants that the above described property has not been his primary residence, and has been used for investment purposes only.

Being the same property previously conveyed to Nashville Metero Holdings, LLC, a Tennessee Limited Liability Company by virtue of Warranty Deed dated May 9, 2025 at Instrument No. 20250513-0037691, in the amount of $222,000.00 in the said Register's Office.

Being the same property previously conveyed to Allen Frank Hall, Jr. et ux Margaret Ann Hall by virtue of Deed dated July 26, 1972 at Book 4624, Page 42, in the amount of $17,950.00 in the said Register's Office. Margaret Ann Hall having pre-decease Allen Frank Hall, Jr., on or about January 16, 2024, leaving Allen Frank Hall, Jr. as the surviving tenant by the entirety.

Allen Frank Hall, Jr. having since passed, testate, on or about May 20, 2024. Last Will and Testament Document No. 24P1672 in the Seventh Circuit Court for Davidson County vested Allen Frank Hall, Jr's interest at death to Allen Frank Hall, III.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office for Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 3269 Hinkle Dr. Nashville, TN 37218
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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.

Witness my hand this 1st day of October, 2025.

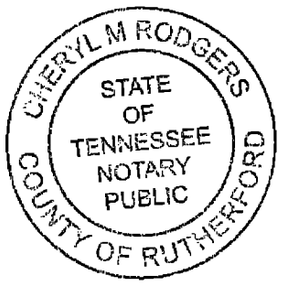
Daniel Martinez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Daniel Martinez,** with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 1st day of October, 2025.

Notary Public
My Commission Expires: 11-21-2027



Certificate of Authenticity

I, Holly A. Mason, 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 30 2025.

Affiant Signature

10/1/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 1 day of October, 2025.

Notary's Signature

(Notary Seal)



My Commission Expires: 9/7/2026