This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

Karen Johnson Davidson County
Batch# 1335394 DEEDWARR
10/17/2025 11:40:30 AM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20251017-0082931

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| Richard Allen and<br>Jill M. Pointer<br>116 Gayle Dr.<br>Old Hickory, TN 37138 | Legacy Home Loans, LLC<br>DBA Steadfast Mortgage<br>408 Highway 76<br>White House, TN 37188 | 063-04-0-076.00 |

**THIS INDENTURE,** made this 26th day of September, 2025 between

**Garrison Martin and Sierra Martin, husband and wife**

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

**Richard Allen Pointer and Jill P. Pointer, husband and wife**

of Davidson County Tennessee, hereinafter referred to as **Grantee**.

**WITNESSETH:** that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

**A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:**

**Being all of Lot 10 on the Plan of Polly Acres Subdivision of record in Plat Book 3700, Page 57 and Plat Book 3700, Page 90, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.**

**Being the same property conveyed to Garrison Martin and Sierra Martin, husband and wife, as tenants by the entireties by Quitclaim Deed dated 12/23/2021 from Garrison Martin and Sierra Martin, husband and wife, and Irene Martin, a widow of record in Instrument No. 20220127-0009694, and to Garrison Martin and Sierra Martin and Irene Martin, all as joint tenants with rights of survivorship by Warranty Deed dated 6/30/2017 from Beverly Malone of record in Instrument No. 20170705-0067250, Register's Office for Davidson County, Tennessee.**

This is ( X ) improved ( ) unimproved property known as: 116 Gayle Dr., Old Hickory TN 37138.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, their heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2025 real property taxes which are to be prorated between the parties and paid at closing and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets their hand and seal the day and year first above written.

Garrison Martin

Sierra Martin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Garrison Martin and Sierra Martin, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 26th day of September, 2025.

Notary Public
My Commission Exp:_____

MELISSA HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 03, 2027

STATE OF TENNESSEE
COUNTY OF Wilson

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $500,000.00

Affiant

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

Notary Public
My Commission Exp:_____

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires May 31, 2026
WILSON COUNTY

## Certificate of Authenticity

I, Celia Stewart Rouse, 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 9-26-2025.

Celia Stewart Rouse
Affiant Signature

9-26-2025
Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 26 day of September, 2025.

Notary's Signature
My Commission Expires:

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires May 31, 2026
WILSON COUNTY