Karen Johnson Davidson County
Batch# 1343767 DEEDWARR
11/12/2025 03:10:30 PM 3 pgs
Fees: $18.00 Taxes: $621.60
20251112-0090176

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 Rutherford

Actual consideration or value, whichever is greater is $168,000.00.

Affiant

BRANDI BRASCH
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Subscribed and sworn before me this the 12th day of November, 2025.

Notary Public
My commission expires: 6/16/29

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Jennifer Holly Martin 9147 Old Charlotte Pike Pegram, TN 37143	New owner	126-00-0 131.00

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, KERRY MEACHAM AND SHEILA MEACHAM, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JENNIFER HOLLY MARTIN AND NATHANIEL MARTIN, WIFE AND HUSBAND, 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. 2 on the Plan of McPherson Acres, of record in Book 6050, Page 433, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and particular description.

Being the same property conveyed to Kerry Meacham and wife, Sheila Meacham by Warranty Deed from Patricia Thomas McPherson and husband, Joseph D. McPherson, dated 7/22/1994 and recorded 7/28/1994 in Book 9420, Page 108, Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS UNIMPROVED PROPERTY KNOWN AS 9147 Old Charlotte Pike, Pegram, TN 37143.

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.

KM SM

Witness my hand this the 10th day of November, 2025.

Kerry Meacham
Kerry Meacham

Sheila Meacham
Sheila Meacham

STATE OF TENNESSEE
COUNTY OF Robertson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Kerry Meacham and Sheila Meacham, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 10th day of November, 2025.

My commission expires: 4/10/28

Notary Public

JUSTIN MCCONNELL
NOTARY PUBLIC
COUNTY OF ROBERTSON

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 11/10/2025.

Affiant Signature

11/12/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 12th day of November, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL STATE OF TENNESSEE NOTARY PUBLIC LEWIS COUNTY

202511120090176