THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 251052485** Karen Johnson Davidson County Batch# 1347793 DEEDWARR 11/18/2025 03:17:30 PM 3 pgs Fees: $18.00 Taxes: $5,772.00 20251118-0092031	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,560,000.00. Affiant Subscribed and sworn to before me, this 18th day of November, 2025. Notary Public My Commission Expires: 1/30/27

CHRISTEN T. RABE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Christopher Robert Parham and Sophie Eleanor Solomon 1812 Beechwood Avenue Nashville TN 37212	New Owner	Tax Parcel ID No. 104 16 0 225.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Daniel T. Martin and Barbara A. Martin, Co-Trustees of the Martin Family Trust U/A dated September 24, 2019, as amended or restated** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Christopher Robert Parham and Sophie Eleanor Solomon, husband and wife**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the Westerly one-half of Lot No. 212 on the BELMONT LAND CO.'S PLAN of Lots called "BELMONT HEIGHTS", as of record in Plat Book 421, Page 34, Register's Office for Davidson County, Tennessee.

Said Westerly one-half of Lot 212 fronts 50.00 feet on the Northerly margin of Beechwood Avenue and runs back between parallel lines 189.9 feet to on the West line and 190.5 feet, more or less, on the East line to an alley on which it measures 50.0 feet.

Being the same property conveyed to Daniel T. Martin and Barbara A. Martin, Co-Trustees of the Martin Family Trust U/A dated September 24, 2019, as amended or restated, by Quitclaim Deed from Daniel T. Martin and wife, Barbara A. Martin, of record in Instrument No. 20191002-0100287, in the Register's Office of Davidson County, Tennessee, dated September 24, 2019, and recorded on October 02, 2019.

Being the same property conveyed to Daniel T. Martin and wife, Barbara A. Martin, by Warranty Deed from J. Kelvin Pennington, married, of record in Instrument No. 20130909-0094787 in the Register's Office of Davidson County, Tennessee, dated September 05, 2013, and recorded on September 09, 2013.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2026 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BELMONT LAND CO.'S PLAN, as recorded in Plat Book 421, Page(s) 34.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenant for Detached Structure recorded in Instrument No. 20130829-0091167.

Easement for Joint Driveway, recorded in Book 4387, Page 70; Book 4387, Page 74, Rerecorded in Book 4387, Page 936.

No coverage is provided as to the amount of acreage or square footage of the land.

This is improved property located at 1812 Beechwood Avenue Nashville TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of November, 2025.

Martin Family Trust U/A dated September 24, 2019, as amended or restated

Daniel T. Martin Co-Trustee
BY: Daniel T. Martin, Co-Trustee

Barbara A. Martin Co Trustee
BY: Barbara A. Martin, Co-Trustee

STATE OF Florida)
COUNTY OF St Johns)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Daniel T. Martin and Barbara A. Martin, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Co-Trustees for the Martin Family Trust U/A dated September 24, 2019, as amended or restated, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 17th day of November, 2025.

Notary Public
My Commission Expires: 04/12/2026

DENISE LAMKIN
NOTARY PUBLIC - STATE OF FLORIDA
COMMISSION # HH 209454
My Commission Expires April 12, 2026

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Christen Rabe, 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 **November 17, 2025**.

Date

Affiant Signature

11/18/2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **18th** day of **November**, 20**25**.

Notary's Signature

My Commission Expires: 8/24/27

Date

Notary's Seal (if on paper)

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-24-2027