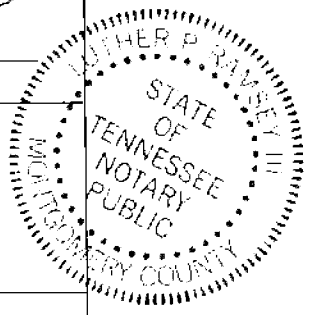
Warranty Deed

Karen Johnson Davidson County Batch# 1353712 DEEDWARR 12/04/2025 09:52:30 AM 5 pgs Fees: $28.00 Taxes: $1,646.50 20251204-0096329	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $445,000.00. Affiant Subscribed and sworn to before me, this the 26 day of November, 2025. Notary Public My commission expires: 9/13/2028



THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
David Robert Martens	New Owner(s)	042 01 0 009.00
824 Curtis Drive Nashville, TN 37207		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JAMES WALTER MARTENS, AS EXECUTOR, AND JAMES WALTER MARTENS AND DAVID ROBERT MARTENS, AS DEVISEES, OF THE ESTATE OF DENNIS A. MARTENS**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DAVID ROBERT MARTENS, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 10 on the Plan of OZARK HILLS, as of record in Book 3700, Page 20, amended in Book 3991, page 564, Register's Office for said County.

Said Lot No. 10 fronts 180 feet on the Southeasterly side of Curtis Drive and extends back between lines, 222.0 feet on the Northeasterly side and 250.0 feet on the Southwesterly side, to a line in the rear, measuring 182.5 feet thereon.

Being the same property conveyed to Dennis A. Martens and wife, Martha J. Martens, by Warranty Deed from Stanley F. Petry and wife, Witona S. Petry, of record in Record Book 4678, Page 666, in the Register's Office for Davidson County, Tennessee, dated February 2, 1973 and recorded on February 5, 1973. The said Martha J. Martens died on January 17, 2015, then Dennis A. Martens died September 20, 2023. The Last Will and Testament of Dennis A. Martens names James Walter Martens and David Robert Martens and was probated in Case # 75PR1-2023-PR552 in the Rutherford County, Tennessee Probate Court.

The subject property has never been the marital residence of James Walter Martens.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 824 Curtis Drive, Nashville, TN 37207, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 26th day of November, 2025.

Estate of Dennis A. Martens

By: _____

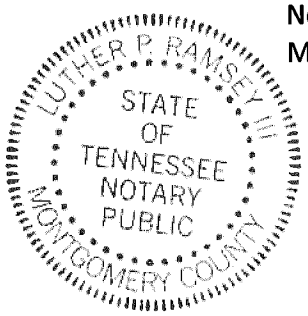
David Robert Martens, Devisee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named David Robert Martens, Devisee of the Estate of Dennis A. Martens, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 26 day of November, 2025.

_____
Notary Public
My Commission Expires: 9/13/2028



Estate of Dennis A. Martens

By: _____
James Walter Martens, Executor and Devisee

STATE OF MASSACHUSETTS
COUNTY OF Middlesex

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named James Walter Martens, as Executor and Devisee of the Estate of Dennis A. Martens, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 23 day of November, 2025.

MICHAEL J. O'SULLIVAN
Notary Public
Commonwealth of Massachusetts
My Commission Expires
February 15, 2030

_____
Notary Public Michael J. O'Sullivan
My Commission Expires: 02/15/2030

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 11-26-25.

Affiant Signature

3rd day of December, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3rd day of December, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028