Karen Johnson Davidson County
Batch# 1354607 DEEDWARR
12/05/2025 12:40:30 PM 4 pgs
Fees: $23.00 Taxes: $1,480.00
20251205-0096880

Prepared by: Matthew J. Ellis, Attorney, BATSON NOLAN PLC, 2678 Townsend Court, Ste A, Clarksville, TN 37043. (931) 647-1501

JONATHAN BASHAM

TO: WARRANTY DEED

GREGORY AND MELINDA MARTIN TRUST

THIS DEED OF REALTY, executed as of the 5th day of December, 2025, by Grantor, JONATHAN BASHAM, a married man, to Grantee, GREGORY AND MELINDA MARTIN TRUST, GREGORY J. MARTIN AND MELINDA Z. MARTIN, TRUSTEES,

WITNESSETH:

That Grantor, for a valuable consideration, receipt whereof is acknowledged, has this day bargained and sold and does hereby transfer and convey unto Grantee, to have and to hold to it, and to its successors and assigns forever, in fee simple, certain realty situated in Davidson County, Tennessee, being bounded and described as follows:

A tract of land in the 14th Civil District of Davidson County, Tennessee, being the southeasterly part of Lot No. 8 on the Map of a Subdivision of the Floto Lands, as of record Book 421, page 147, Register's Office for said County, and composed of two tracts, one of 17 acres, and one of 6.67 acres, and described according to a copy of a survey made by James A. Hamilton, Jr., Surveyor, on December 27, 1947. Beginning at a point in the center line of Bernard Road, 3960 feet west of the intersection with the center line of Old Clarksville Pike, being the common corner of lots 7 and 8 of the Floto Lands, and being the southwest corner of the lands known as the Eberle Lands, formerly owned by Tom Moore: thence north 1451.81 feet to a point in the center line of Buck Creek, East Fork; thence with said Creek as follows; north 19 degrees west 17.45 feet, north 69 degrees 44' west 101.6 feet, north 56 degrees 11' west 65.5 feet north 35 degrees 59' west 87.6 feet, north 79 degrees 16' west 52.8 feet, south 72 degrees 55' west 82 feet to a point in the center line of a drain; thence leaving said Creek, south 9 degrees 47' west along Foley's line, 33.64 feet to a stone bench in the said drain, and continuing with Foley's line south 63 degrees 22' 25" west 745.79 feet to an 8 inch black oak, blazed, a corner of this tract in Foley's line, and being Sol Weinberger's northeast corner; thence along Weinberger's east line, south 8 degrees 02' east, crossing a drain and passing a 8 inch beech stump at Weinberger's southeast corner at 427.36 feet, total distance of 500.9 feet to the center line of Bernard Road; thence with said line of Bernard Road as follows; south 81 degrees 03' east 256.8 feet, south 71 degrees east 175.2 feet to an iron pin, south 12 degrees 57' 40" east 299.5 feet to an iron pin, south 52 degrees 04' east 450.5 feet to an iron pin, and thence easterly with the center of said road, 34.8 feet to the beginning, containing 23.67 acres, more or less.

BEING the same property conveyed to Bobby N. Basham and wife, Shirley W. Basham, by Warranty Deed dated July 17, 1973, from Vester N. Basham and wife, Olene Basham, recorded December 31, 1973, of record in Book 4776, Page 618, Register's Office for Davidson County, Tennessee. Shirley W. Basham predeceased Bobby N. Basham, leaving Bobby N. Basham as the surviving tenant by the entirety and sole owner.

BEING the property conveyed to Jonathan Basham by Administratrix's Quitclaim Deed dated February 22, 1999, from Jonathan Basham as Administrator and/or Beneficiary of the Estate of Bobby Newton Basham, recorded May 17, 2000, of record at Instrument No. 20000517-0049564, Register's Office for Davidson County, Tennessee.

AS FURTHER CONVEYED to Marvin Turner and Jonathan Basham, as joint tenancy with rights of survivorship, by Quitclaim Deed for Tennessee dated February 27, 2015, from Jonathan Basham, recorded February 27, 2015, of record at Instrument No. 20150227-0016908, Register's Office for Davidson County, Tennessee, The said Marvin Turner died November 6, 2024, leaving Jonathan Basham vested in fee simple by right of survivorship and sole owner.

Subject property is not the marital residence of the herein Grantor.

This conveyance is made subject to (1) all applicable zoning ordinances; (2) utility, sewer, drainage and other easements of record; (3) building restrictions; and (4) other matters of public record, Register's Office for Davidson County, Tennessee.

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

That Grantor (1) covenants that he is lawfully seized and possessed of and has a perfect right to convey such realty and that it is unencumbered except for 2025 taxes which have been prorated as of the date herein and Grantee assumes; (2) will forever warrant and defend the title unto Grantee and to its successors and assigns against all lawful claims, and (3) will give possession of said property with deed.

IN WITNESS WHEREOF, Grantor has executed this deed as of the day written first herein.

JONATHAN BASHAM Grantor

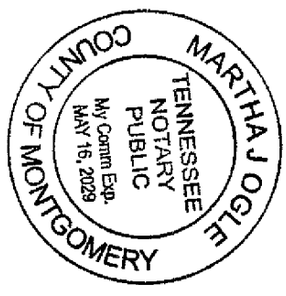
STATE OF TENNESSEE :
:
COUNTY OF MONTGOMERY :

Personally, appeared before me, the undersigned authority, a Notary Public for said County and State, Jonathan Basham, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 5th day of December, 2025.

Notary Public
My Commission Expires:

[*Notary Seal*]



Property Owners Name and Mailing Address:	Person or Entity Responsible for Payment of Property Taxes:
GREGORY AND MELINDA MARTIN TRUST GREGORY J. MARTIN, TRUSTEE MELINDA Z. MARTIN, TRUSTEE 26847 Basswood Avenue Rancho Palos Verdes, CA 90275	SAME / OWNER
Property Address:	Map and Parcel No.:
4280 Bernard Road Joelton, TN 37080	029 00 0 002.00

STATE OF TENNESSEE, MONTGOMERY COUNTY:
I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $400,000.00 which amount equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me this the 5th day of December, 2025.

NOTARY PUBLIC

My Commission Expires: _____

[Affix Notary Seal]



TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, MATTHEW J. ELLIS, do hereby make oath that I am a licensed attorney and 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 December 5, 2025 (date of document).

Affiant Signature

December 5, 2025

Date

State of Tennessee
County of Montgomery

Sworn to and subscribed before me this 5th day of December, 2025.

Notary's Signature

MY COMMISSION EXPIRES: May 16, 2029

