Karen Johnson Davidson County
Batch# 1355747 DEEDWARR
12/09/2025 09:54:30 AM 3 pgs
Fees: $18.00 Taxes: $1,702.00
20251209-0097795

WARRANTY DEED

File No. AD-25-11779

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $460,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of December, 2025

Notary Public

MY COMMISSION EXPIRES: 3/3/26
(AFFIX SEAL)

CARMEN COATS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARC
Jaxson Free	STUDIO BANK	
(NAME)	(NAME)	
8188 Whites Creek Pike	124 12TH AVE S. STE 400	004-00-0-087.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37080	NASHVILLE, TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Taylor Martin and Mattie Bush, husband and wife,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jaxson Free, an unmarried man,** HEREINAFTER CALLED THE GRANTEE, 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. 3 on the Plan of Robert Waller Property of record in Plat Book 4660, Page 10, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Margaret K. Hargreaves, a married woman by Warranty Deed from James R. Watts and wife, Gaye Watts of record in Book 10531, Page 688 Register's Office for Davidson County, Tennessee, dated July 15, 1997 and recorded on July 16, 1997.

Said Margaret Kirkcaldy Hargeaves having deceased on or about May 18, 2019. Estate of Margaret Kirkcaldy Hargreaves of record in the Probate Court for Davidson County, Tennessee under docket no. 19-P-969, appointed Sheila Barker as Administratrix.

Being the same property conveyed to Floyd Hochstetler and wife, Millie Ruth Hochstetler by Warranty Deed from Estate of Margaret Kirkcaldy Hargeaves of record in Instrument No. 20200330-0033668 Register's Office for Davidson County, Tennessee, dated March 27, 2020 and recorded on March 30, 2020.

Being the same property conveyed to Taylor Martin and Mattie Bush, husband and wife by Warranty Deed from Floyd Hochstetler and wife, Millie Ruth Hochstetler of record in Instrument No. 20220922-0105269 Register's Office for Davidson County, Tennessee, dated September 16, 2022 and recorded on September 22, 2022 and Scriveners Affidavit recorded on January 30, 2023 recorded on Instrument 20230130-0006786.

This is property more commonly known as 8188 Whites Creek Pike, Nashville, TN 37080.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 and assigns forever; and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Witness my/our hand this 1st day of December, 2025.

Taylor Martin

Mattie Bush

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of December, 2025, before me personally appeared Taylor Martin and Mattie Bush, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 1st day of December, 2025.

Notary Signature
My commission expires: 3-3-2026



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 December 1. 2025.

Affiant Signature

8th day of December, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8th day of December, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

