This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-24683-DJ

Karen Johnson Davidson County
Batch# 1361646 DEEDWARR
12/29/2025 07:03:30 AM 3 pgs
Fees: $18.00 Taxes: $1,628.00
20251229-0102308

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $440,000.00.

Affiant

Subscribed and sworn to before me, this the 15th day of December, 2025.

Notary Public
My Commission Expires: 4.19.26

ANNA E. ROWLAND NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
David Jeronimo Martinez 2300 Alpine Ave. Nashville, TN 37218	New Owner	P/O 070-09-0-055 70-9-232.00 70-9-233.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Kennettra A. Golden, unmarried**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **David Jeronimo Martinez,** unmarried, 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 all of Lot No. 1, Golden Minor Subdivision, according to survey and plat of same appearing of record in Instrument No. 20251121-0093171, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description as to details and location of said lot.

And:

Land in Davidson County, Tennessee, being all of Lot No. 2, Golden Minor Subdivision, according to survey and plat of same appearing of record in Instrument No. 20251121-0093171, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description as to details and location of said lot.

Both lots being the same property conveyed to Annie L. Golden and Kennettra A. Golden, both unmarried, with rights of survivorship by Warranty Deed from Edward Pierre Howell and wife, Carmina Howell, dated June 30, 1997, recorded July 8, 1997, of record in Book 10522, page 219, Register's Office for Davidson County, Tennessee. The said Annie L. Golden having since passed on December 6, 2012 leaving Kennettra A. Golden surving tenant by operation of law.

This is improved property located at: **2300 Alpine Avenue, Nashville, TN 37218**

This conveyance is made subject to 1) Property taxes for the year 2026 a lien not yet due and payable. 2025 taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 15th day of December, 2025.

GRANTOR:

Kennettra A. Golden

Kennettra A. Golden

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Kennettra A. Golden, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that SHE executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 15th day of December, 2025.

Chad Serrate

Notary Public
My Commission expires: 11/17/2029

CHAD SERRATE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires Nov. 17, 2029

202512290102308

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 12/15/2025 (date of document).

Jennifer Russell
Affiant Signature

12/16/2025
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 16 day of December 2025.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/2028

NOTARY'S SEAL

