Karen Johnson Davidson County
Batch# 1366027 DEEDWARR
01/06/2026 09:35:30 AM 3 pgs
Fees: $18.00 Taxes: $1,124.80
20260106-0000756

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $304,000.00

Affiant

Subscribed and sworn to before me, this 5th day of January, 2026.

Notary Public
My commission expires: 01/30/2025

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Erin Dias, Trustee of The 1147 Fitzpatrick Road Trust	**New Owner**	**108040A12200CO**
PO BOX 695	**PO BOX 695**	
Madison, TN 37116	**Madison, TN 37116**	

FOR AND IN 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 ACKNOWLEDGE, WE,

Robert Edward Martin, married man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Erin Dias, Trustee of The 1147 Fitzpatrick Road Trust

HEREINAFTER CALLED THE GRANTEES, 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. 69 on the Plan of Villages of Larchwood, Phase 2, Section IV-A, of record in Instrument No. 20000928-0096098, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Virgil Martin and wife, Dorothy Martin, by Warranty Deed from Josilyn Gulifer dated 8/14/15 of record in Instrument No. 20150818-0083011, Register's Office of Davidson County, Tennessee. Dorothy Martin died on 5/25/21 leaving Virgil Martin as the surviving tenant. By Quitclaim Deed dated 7/20/21 of record in Instrument No. 20210727-0100678, said Register's Office, Virgil Martin conveyed the subject property to Robert Edward Martin, Trustee of the Irrevocable Trust of Virgil, dated July 20, 2021. By Quitclaim Deed dated 6/5/24 of record in Instrument No. 20240606-0042257, and Instrument No. 202140606-0042259, Register's Office of Davidson County, Tennessee, Robert Edward Martin, Trustee of The Irrevocable Trust of Virgil, dated July 20, 2021, conveyed the subject property to Robert Edward Martin. Oath is hereby made that the subject property was never the sole primary marital residence of said Grantor.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of DAVIDSON County, Tennessee.

This is improved (_X_) unimproved (_____) property known as 1147 Fitzpatrick Rd, Nashville, TN 37214.

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 in 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.

Robert Edward Martin Date: 12-31-2025
Robert Edward Martin

STATE OF TN

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Robert Edward Martin, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31 day of December, 2025.

NOTARY PUBLIC

My Commission Expires: 3/3/26

CHINA HENDRIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES

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 12/31/25 (date of document).

Jennifer Russell
Affiant Signature

1/5/26
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 5th day of January, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/2028

NOTARY'S SEAL

