STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $423,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of January, 2026.

Notary Public
MY COMMISSION EXPIRES 9/19/28
File No. G25-24739

LILLIAN EATMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires

Karen Johnson Davidson County
Batch# 1369674 DEEDWARR
01/14/2026 12:37:30 PM 3 pgs
Fees: $18.00 Taxes: $1,565.10
20260114-0003435

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Ryan Toner (NAME)	Tomo Mortgage, LLC (NAME)	064-12-0-008.00
4768 Cascade Dr (STREET ADDRESS)	2200 Atlantic Street, 5th Floor (STREET ADDRESS)	
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	Stamford, CT 06902 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Marcus K. Martin, a married man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ryan Toner, an unmarried man,** 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. 278, on the Plan of Section Four, Sherwood Forest, of record in Plat Book 4460, pages 182-183, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Marcus K. Martin by Quitclaim Deed dated May 19, 2023 from Kerri Kristina Martin, recorded June 1, 2023, in Instrument Number 20230601-0041456, in the Register's Office of Davidson County, Tennessee. This is not the marital residence of the Grantor.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2025 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 4768 Cascade Dr., Old Hickory, TN 37138.

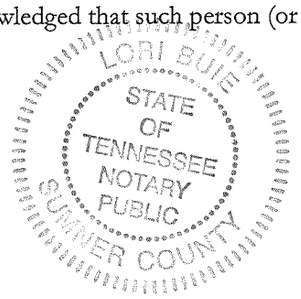
TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good 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.

Witness my/our hand(s) this 12th day of January, 2026.

Marcus K. Martin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of January, 2026, before me personally appeared Marcus K. Martin, 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 12th day of January, 2026.

Notary Signature
My commission expires: 6/29/27

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.MATTHEWS.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 1/12/2026 (date of document).

Affiant Signature

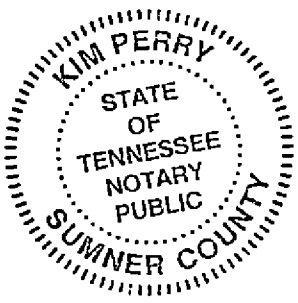
1/12/2026

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me by Trudy Milliken on this 12th day of January, 2025.



Notary's Signature

MY COMMISSION EXPIRES: 1/30/29