Karen Johnson Davidson County
Batch# 1405852 DEEDWARR
04/15/2026 11:56:30 AM 3 pgs
Fees: $18.00 Taxes: $3,635.25
20260415-0030814

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $982,500.00 Daniel Thompson AFFIANT SUBSCRIBED AND SWORN TO ME ON 04/16/2026. Lynae Wilder NOTARY PUBLIC MY COMMISSION EXPIRES 9·16·2029

LYNAE WILDER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
Suite 160
Brentwood, TN 37027
file # 4343-26NASH-TN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Jenny Barker and Matt Barker		104-15-0M-032.00-CO
2029 Linden Avenue	New Owner	
Nashville, TN 37212		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Jennifer M. Martin and Kevin L. Martin, Trustees of M & M Family Trust dated March 5, 2024

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jenny Barker and Matt Barker, wife and husband

HEREINAFTER CALLED THE GRANTEE(S), 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 Unit No. 2029 on the Plan of Linden Row, a Horizontal Property Regime With Private Elements as shown on Exhibit A of the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Linden Row of record in Instrument No. 20200928-0111136, 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 Kevin L. Martin and Jennifer M. Martin, husband and wife by Warranty Deed from Linden Row Residential, LLC, a Delaware limited liability company of record in Instrument No. 20210603-0074780 Register's Office for Davidson County, Tennessee, dated May 14, 2021 and recorded on June 03, 2021.

Being the same property conveyed to M & M Family Trust dated March 5, 2024 by Quitclaim Deed from Kevin L. Martin and Jennifer M. Martin, husband and wife of record in Instrument No. 20240306-0015641 Register's Office for Davidson County, Tennessee, dated March 05, 2024 and recorded on March 06, 2024.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2026 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 2029 Linden Avenue Nashville, TN 37212

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 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.

Witness my hand on April 16, 2026.

M & M Family Trust dated March 5, 2024

By: _____
Jennifer M. Martin, Trustee

By: _____
Kevin L. Martin, Trustee

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a notary public of said County and State, the within named Jennifer M. Martin and Kevin L. Martin, Trustees of the M & M Family Trust dated March 5, 2024, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand and official seal, this April 16, 2026.

_____
Notary Public

My Commission Expires: 9·16·2029

LYNAE WILDER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File #: 4343-26NASH-TN
RECORD & RETURN TO:
CLOSED NASHVILLE, LLC
278 Franklin Road, Suite 160
Brentwood, TN 37027

Tennessee Certification of Electronic Document

I, Karla I Kard, 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 4/15/26 (date of document).

Affiant Signature

4/15/26
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 15 day of April, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 12/20/27

NOTARY'S SEAL

JOHN DANIEL THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 12-20-2027