Karen Johnson Davidson County
Batch# 1409032 DEEDWARR
04/21/2026 12:01:30 PM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20260421-0032712

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF APRIL, 2026.

Notary Public

MY COMMISSION EXPIRES: 3/16/2030

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD My Comm. Expires 3/16/2030

S-BR-26-1409

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Finis Eliot	**Same As New Owner**	
(NAME)	(NAME)	053-03-0-264.00
1409 Overton St		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **MARGARET CLARE MARTIN, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **FINIS ELIOT, AN UNMARRIED PERSON,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 153 on the Plan of Section "B", Village of Old Hickory, of record in Plat Book 1424, Page 67, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. Fronting 55 feet on Overton Street, containing 0.11 acres, more or less.

Being the same property conveyed to Margaret Clare Martin, a married woman by Quitclaim Deed from Teragram Holdings, LLC of record in Instrument No. 20210324-0038911 Register's Office for Davidson County, Tennessee, dated March 22, 2021 and recorded on March 24, 2021.

The subject property was not the marital residence of the grantor.

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years.
- Plan of record in Plat Book 1424, Page 67, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2447, Page 151, in the Register's Office for Davidson County, Tennessee.
- Easement(s) of record in Book 576, Page 664, in the Register's Office for Davidson County, Tennessee.
- Easement(s) of record in Book 626, Page 556, in the Register's Office for Davidson County, Tennessee.
- Easement(s) of record in Book 662, Page 743, in the Register's Office for Davidson County, Tennessee.
- Easement(s) of record in Book 735, Page 419, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Storm Sewers and/or Sanitary Sewers in favor of Metropolitan Government of Nashville of record in Book 6179, Page 562, in the Register's Office for Davidson County, Tennessee.
- Permanent Easement and Right-of-Way for Street Purposes and Right of Entry for Temporary Construction Purposes in favor of Metropolitan Government of Nashville of record in Book 6179, Page 566, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1409 Overton St, Old Hickory, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 17th DAY OF APRIL, 2026.

Margaret Clare Martin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARGARET CLARE MARTIN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th of April, 2026.

Notary Public
My Commission Expires:
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 4/17/24 (date of document).

Connie Taylor
Affiant Signature

4/17/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 17th day of April, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 11.5.29

NOTARY'S SEAL

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY