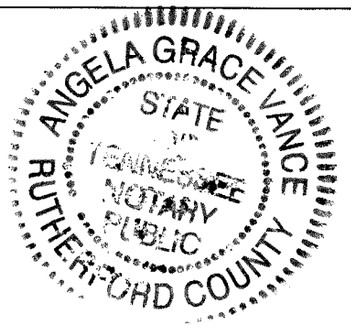
Karen Johnson Davidson County
Batch# 1409229 DEEDWARR
04/21/2026 03:19:30 PM 3 pgs
Fees: $18.00 Taxes: $1,365.30
20260421-0032956



STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $369,000.00

Affiant

Subscribed and sworn to before me, this 16 day of April, 2026.

Notary Public
My commission expires:
12-2-28

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
309 W Main St, Ste A
Murfreesboro, TN 37130

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:
Ryan Fine	**The Huntington National Bank**	**108040A12200CO**
1147 Fitzpatrick Rd	2778 West Jackson St.	
Nashville, TN 37214	Tupelo, MS 38801	

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,

Erin Dias, Trustee of The 1147 Fitzpatrick Road Trust

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

Ryan Fine and Melissa Fine

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, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Erin Dias, Trustee of The 1147 Fitzpatrick Road Trust, by Warranty Deed from Robert Edward Martin, married man, dated December 31, 2025, of record in Instrument No. 20260106-0000756, in the Register's Office for Davidson County, Tennessee.

Further 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.

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.

_____ Date: 4/14/24
The 1147 Fitzpatrick Road Trust
BY: Erin Dias
It's: Trustee

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Erin Dias** 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 forgoing instrument for the purpose therein contained and who further acknowledged that she is TRUSTEE OF The 1147 Fitzpatrick Road Trust and that she is authorized by The 1147 Fitzpatrick Road Trust to execute this instrument on its behalf.

Witness my hand, at office, this 14 day of April 2024.

MICHELLE CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-04-2027

_____
NOTARY PUBLIC
My Commission Expires: 10/4/27

Tennessee Certification of Electronic Document

I, Kristen Traini, 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 4/14/26 (date of document).

Affiant Signature

4/21/26
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 21st day of April 2026.

Notary's Signature

MY COMMISSION EXPIRES: 01/30/2029

NOTARY'S SEAL

