Karen Johnson Davidson County
Batch# 1429563 DEEDWARR
06/09/2026 08:10:30 AM 4 pgs
Fees: $23.00 Taxes: $6,123.50
20260609-0051639

WARRANTY DEED

File No. KS-26-2272

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-5-2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,655,000.00

Amanda Allen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of June, 2026

Carmen Coats
Notary Public

MY COMMISSION EXPIRES: 11/5/29
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bryan Hay	FIRST HORIZON BANK	
(NAME)	(NAME)	
268 38th Avenue North	12719 CANTRELL ROAD	104-01-0-032.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	LITTLE ROCK, AR 72223	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, I/we, **Travis Martin, an unmarried man, and Allison Martin, an unmarried woman**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Bryan Hay, an unmarried man**, HEREINAFTER CALLED THE GRANTEE, 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. 71 on the Plan of Valley View Subdivision, Section Two of record in Plat Book 2330, Page 103, 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 Travis Martin and Allison Martin, husband and wife by Warranty Deed from Hamidreza Parsa, married of record in Instrument No. 20240308-0016457 Register's Office for Davidson County, Tennessee, dated March 08, 2024 and recorded on March 08, 2024.

This is property more commonly known as 268 38th Avenue North, Nashville, TN 37209.

*** TRAVIS MARTIN AND ALLISON MARTIN HAVING SINCE DIVORCED, AND PURSUANT TO THE FINAL DECREE OF DIVORCE AND MARITAL DISSOLUTION AGREEMENT AS SHOWN IN CASE NO. 25D-1600 IN THE FOURTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE AT NASHVILLE.**

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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. 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 this 2nd day of June, 2026.

Travis Martin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of June, 2026, before me personally appeared Travis 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 2nd day of June, 2026.

Notary Signature
My commission expires: May 8, 2028

Andrew Suzora
State of Tennessee
Notary Public
Davidson County

Witness my/our hand this 3rd day of June, 2026.

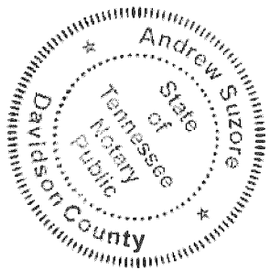
Allison Martin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of June, 2026, before me personally appeared Allison 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 3rd day of June, 2026.

Notary Signature
My commission expires: May 8. 2028



Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 June 3. 2026

Affiant Signature

5th day of June, 2026

Date

State of Tennessee

County of Davidson

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

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

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