WARRANTY DEED

Karen Johnson
Batch # 1436615
06/22/2026 02:28:05 PM
Fees: $13.00 Taxes: $2,682.13
Davidson County
DEEDWARR
2 pgs
20260622-0056091

MARGARET R MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/22/2029
DAVIDSON COUNTY

MJ-JACK-26-3304-D

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $724,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF JUNE, 2026.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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)
Pamela Martin and Maricus A. Martin	**Simmons Bank**	
(NAME)	(NAME)	**092-09-0-330.00**
3304 D Felicia Street	**PO Box 9067**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	**Pine Bluff, AR 71611**	
(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, **JEFFERY ALAN WHERRETT, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PAMELA MARTIN AND MARICUS A. MARTIN, WIFE AND HUSBAND,** 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 the West 25 feet of Lot No. 58 on the Map entitled Resubdivision of the Wilcox Property, of record in Plat Book 421, Page 42, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said West part of Lot No. 58 fronts 25 feet on the North side of Felicia Street and extends back between parallel lines 125 feet to a 20 foot alley on which it measures 25 feet.

Being the same property conveyed to Jeffery Alan Wherrett, unmarried by Warranty Deed from William Ben Bargagliotti and Mary V. Bargagliotti, husband and wife of record in Instrument No. 20181026-0106091 Register's Office for Davidson County, Tennessee, dated March 13, 2018 and recorded on October 26, 2018.

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years.
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 42, 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: **3304 D Felicia Street, Nashville, Tennessee 37209**.

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 18 DAY OF JUNE, 2026.

Jeffery Alan Wherrett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEFFERY ALAN WHERRETT, 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 18th of June, 2026.

Notary Public
My Commission Expires: 02-05-30
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/05/2030
WILLIAMSON COUNTY

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