Karen Johnson Davidson County
Batch# 1441927 DEEDWARR
07/02/2026 03:48:30 PM 3 pgs
Fees: $18.00 Taxes: $3,289.30
20260702-0060072

WARRANTY DEED

(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$889,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF June, 2026.

Notary Public
MY COMMISSION EXPIRES:

File #26-JJ-0709-C

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS OF NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO	MAP / PARCEL NUMBER(S)
Jacob Martin (NAME)	**NEW OWNER** (NAME)	
709 Tahlena Avenue (ADDRESS)	(ADDRESS)	**052 07 0 039.00**
Madison, TN 37115 (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,

ONETOCREW LLC, A TENNESSEE LIMITED LIABILITY COMPANY,

hereinafter called the **Grantor(s)**, has/have bargained and sold, and by these presents do/does transfer and convey unto

JACOB MARTIN, AN UNMARRIED MAN,

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. 80 on the Plan of MADISON HEIGHTS, SECTION 1, of record in Plat Book 1424, Page 6, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 80 fronts 99.5 feet on the Easterly margin of Tahlena Avenue and runs back between lines measuring 450.2 feet on the Southerly line and 437.0 feet on the Northerly line to a rear line measuring 67.2 feet.

Being the same property conveyed to OneToCrew LLC, by Warranty Deed from Linda S. Mason Executrix of Estate of Stephen W. Davis, of record in Instrument No. 20241122-0091323, in the Register's Office of Davidson County, Tennessee, dated November 19, 2024, and recorded on November 22, 2024.

This conveyance is subject to:

* Property Taxes for the year 2026 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MADISON HEIGHTS SUBDIVISION, SECTION NO. 1, as recorded in Plat Book 1424, Page(s) 6.
* Covenants, Conditions and Restrictions as set forth in Protective Covenants recorded in Book 1469, Page 223.
* Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 6147, Page 851.
* Any and all existing easements and restrictions as shown of record not stated herein.

This is _____ **unimproved** ___X___ **improved** property known as: **709 Tahlena Avenue, Madison, TN 37115**.

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 **30th** day of **June, 2026.**

OneToCrew LLC, a Tennessee Limited Liability Company

By: _____
Gene Boros, Sole Member

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

Before me personally appeared **GENE BOROS, SOLE MEMBER** of **ONETOCREW LLC**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be **SOLE MEMBER** of **ONETOCREW LLC**, the within named bargainor, a(n) **LIMITED LIABILITY COMPANY**, and that such **GENE BOROS, SOLE MEMBER** of **ONETOCREW LLC** as such **SOLE MEMBER**, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the **LIMITED LIABILITY COMPANY** as **SOLE MEMBER**.

Witness my hand and seal this **30th** day of **June, 2026.**

_____
Notary Signature
My commission expires: _____

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

202607020060072

Tennessee Certification of Electronic Document

I, Trevor Keller, 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 **7/1/2026** (date of document).

Affiant Signature

7/1/2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **1st** day of **July**, **2026**.

Notary's Signature

MY COMMISSION EXPIRES: 11/2/2026

NOTARY'S SEAL

