398

Karen Johnson Davidson County
Batch # 1451888 DEEDWARR
07/27/2026 02:22:55 PM 2 pgs
Fees: $13.00 Taxes: $1,807.45

20260727-0068201

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
206-A Cool Springs Blvd., Suite 104
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $488,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF JULY, 2026.

Notary Public

MY COMMISSION EXPIRES: 5/12/30
(AFFIX SEAL)

LYDIA H WEAVER
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

07-NSH26-11553

Address of New Owner:	Send Tax Bills to:	Tax Information:
615 Rentals LLC, 38 Colony Rd Westport, CT 06880	Quicken Loans 1050 Woodward Ave Detroit, MI 48226-1906	073-09-0-020.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Chris Martiniak and Sarah M. Martiniak, Trustees of the Chris Martiniak and Sarah M. Martiniak Revocable Trust dated May 28, 2013**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **615 Rentals LLC, a Tennessee limited liability company**, hereinafter called the Grantees, their successors 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. 25 on the Plan of Gibson Heights, as of record in Book 1835, Page 133, Register's Office for said County, and described as follows:

Beginning at a point in the Northerly margin of Cooper Lane, at the Corner of Lots 25 and 26; thence with the line between said lots, Northerly 123.97 feet to a point; thence Northwesterly 102.6 feet to a point in the southeasterly margin of Sandy Drive; thence with the margin of the same, Southerly 141.26 feet to the beginning of a curve; thence around said curve Southeasterly 34.53 feet to a point in the Northerly margin of Cooper Lane; thence with the margin of the same, Easterly around a slight curve, 157.89 feet to the point of beginning.

Being the same property conveyed to Leonard Chris Martiniak and Sarah M Martiniak, husband and wife by Warranty Deed from Yasmeen Emilia Ahmed, an unmarried woman of record in Instrument No. 20170614-0059869 Register's Office for Davidson County, Tennessee, dated June 09, 2017 and recorded on June 14, 2017.

Being the same property conveyed to Chris Martiniak and Sarah M. Martiniak, Trustees of the Chris Martiniak and Sarah M. Martiniak Revocable Trust by Quitclaim Deed from Leonard Chris Martiniak and Sarah M. Martiniak, husband and wife of record in Instrument No. 20210609-0077735 Register's Office for Davidson County, Tennessee, dated May 20, 2021 and recorded on June 09, 2021.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: **2400 Sandy Drive, Nashville, TN 37216**

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 21 day of July, 2026

Chris Martiniak and Sarah M. Martiniak Revocable Trust dated May 28, 2013

BY: _____, TRUSTEE
Chris Martiniak
Trustee

BY: _____, Trustee
Sarah M. Martiniak
Trustee

STATE OF California

COUNTY OF Alameda

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Chris Martiniak, Trustee and Sarah M. Martiniak, Trustee of the Chris Martiniak and Sarah M. Martiniak Revocable Trust dated May 28, 2013, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal at California (STATE), Berkeley (CITY), this 21 day of July, 2026.

_____
NOTARY PUBLIC

My Commission Expires: 03/29/2029

MAGGIE LAM
Notary Public - California
Alameda County
Commission # 2513414
My Comm. Expires Mar 29, 2029