Karen Johnson Davidson County
Batch# 1466787 DEEDWARR
09/02/2026 09:55:30 AM 3 pgs
Fees: $18.00 Taxes: $1,280.20
20260902-0080982

WARRANTY DEED

KATHRYN WINN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY
My Commission Expires 02-13-2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $346,000.00

Kristal Cardwell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 25 DAY OF August, 2026.

Kathryn Winn
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher Martin and Meghan Martin	New Owner	
(NAME) 2825 Claylick Road	(NAME)	022 00 0 238.00
(ADDRESS) Whites Creek, TN 37189	(ADDRESS)	
(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, WE, **JESSICA BRIGHT AND KALEB BRIGHT,WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHRISTOPHER MARTIN AND MEGHAN MARTIN, HUSBAND AND WIFE**, 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:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, Beginning at an iron rod (new) at the Northwest most corner of the herein described parcel, said point being on the Southerly margin of Clay lick Road, and 25 feet from the centerline of Clay lick Road, said point also being located North 83 degrees 05 minutes 53 seconds East, 350.69 feet, form a fence corner post, said fence corner post, being the Northwest most corner of a parcel belonging to Collins (Instrument No. 20181214-0121659, Register's Office for Davidson County, Tennessee; formerly Marvin and Judy Moon), said fence corner post, also being the Northeast most corner of a parcel belonging to Johnson (Instrument No. 20120110-0002573, RODCTN; formerly Johnnie & Lela Johnson), thence; along the margin of Clay lick Road, parallel to and 25 feet from the centerline of said road, North 83 degrees 05 minutes 53 seconds East, 33.00 feet, to an iron rod (old), thence, continuing along said margin, around a curve to the left, said curve having a radius of 639.67 feet, and an arc length of 176.86 feet, North 76 degrees 11 minutes 33 seconds East, 176.29 feet, to an iron rod (old), thence leaving said margin, North 87 degrees 37 minutes 52 seconds East 79.00 feet, to an iron rod (new), said point being the Northeast most corner of the herein described parcel, said point also being located South 87 degrees 37 minutes 52 seconds West, 171.61 feet, from an iron rod (old), said iron rod (old) being the Northeast most corner of the aforementioned parcel belonging to Collins, and the Northwest most corner of a parcel belonging to Fox (Instrument No. 20060908-0111601, RODCTN; formerly Ronald Waller), thence; along a new line, South 2 degrees 15 minutes 00 seconds East, 641.63 feet, to an iron rod (new), thence; along a new line, South 89 degrees 57 minutes 16 seconds West, 363.81 feet, to an iron rod (new), thence; along a new line North 2 degrees 15 minutes 00 seconds West 485 feet, to an iron rod (new), thence; along a new line, North 43 degrees 07 minutes 23 seconds East 59.27 feet, to an iron rod (new), thence, along a new line, North 29 degrees 31 minutes 11 seconds East, 69.80 feet, to the Point of Beginning, containing 218,218.69 square feet and/or 5.010 acres more or less.

MO2026-943

Being the same property conveyed to Jessica Bright and Kaleb Bright, wife and husband, by Warranty Deed from Thomas Arthur O'Keeffe, unmarried man and Emily O'Keeffe, unmarried, of record in Instrument No. 20231013-0080421, in the Register's Office of Davidson County, Tennessee, dated October 10, 2023, and recorded on October 13, 2023.

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

unimproved _
This is improved x property, known as 2825 Claylick Road, Whites Creek, TN 37189
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 25 day of August, 2026

JESSICA BRIGHT

KALEB BRIGHT

STATE OF Wisconsin
COUNTY OF Eau Claire

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jessica Bright and Kaleb Bright, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 25 day of August, 2026.

Commission expires: 7-31-28

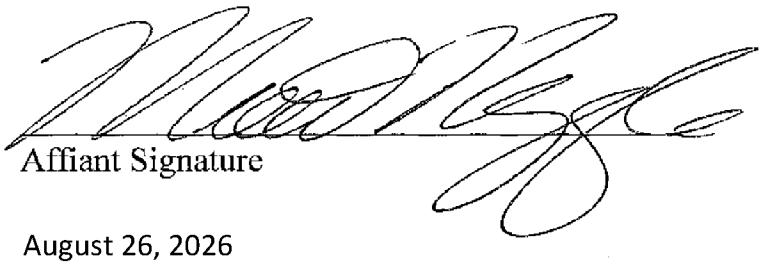
Terri Misener
Notary Public

TERRI MISENER
Notary Public
State of Wisconsin

MO2026-943

TRUE COPY CERTIFICATION

I, Matthew G. Noggle, 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 August 27, 2026.



Affiant Signature

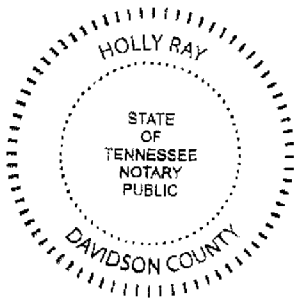
August 26, 2026

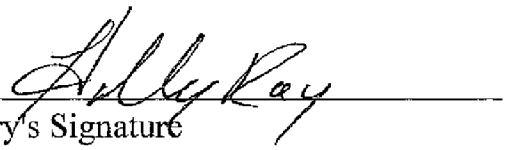
Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 26th day of August, 2026.





Notary's Signature

My Commission Expires: 03/09/27