WARRANTY DEED

Karen Johnson Davidson County
Batch # 1468990 DEEDWARR
09/04/2026 03:44:15 PM 2 pgs
Fees: $13.00 Taxes: $2,497.50
20260904-0082705

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $675,000.00.

Affiant

Subscribed and sworn to before me, this the 3rd day of September, 2026.

Notary Public

My commission expires: 5/8/28

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2028

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Barbara J. Martin	Same as New Owner	103-05-0A-005-00
105 Stoneway Close		
Nashville, TN 37209		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Mark Jarman and wife, Amy K. Jarman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Barbara J. Martin, unmarried

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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being part of Lot No. 87, Unit 5716-A, a Horizontal Property Regime Private Element Plat of Stoneway Close, as shown on the Plat of record in Plat Book 7900, page 199, Register's Office for Davidson County, Tennessee, as set forth in Declaration of Covenants, Conditions and Restrictions of record in Book 7746, page 265, as amended in Book 8218, page 59, Book 8306, page 577, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a complete legal description.

Being the same property conveyed to Mark Jarman and wife, Amy K. Jarman by Deed from Martha G. Likins of record in Instrument No. 20040816-0098748, dated August 13, 2004, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

Taxes for the year 2026, and all subsequent years not yet due and payable. Map and Parcel 103-05-0A-005-00.

This conveyance is subject to Declaration of Covenants, Conditions and Restrictions, of record in Book 7746, Page 265, as amended in Book 8218, page 539, and in Book 8306, page 577; and By-laws of record in Book 7746, page 302, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumned by the Grantee(s) herein.

This is improved property, known as 105 Stoneway Close, Nashville, TN 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) that I/we am/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 I/we do further covenant and bind myself/ourselves, my/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 30th day of August, 2026.

Mark Jarman

Amy K. Jarman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Mark Jarman and wife, Amy K. Jarman the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of August, 2026.

Notary Public

My Commission Expires: 5/12/2030

CINDY M. BLEVINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JH OR 26 105