Karen Johnson Davidson County
Batch# 1472256 DEEDWARR
09/14/2026 10:53:30 AM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20260914-0085050

# WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $390,000.00.

Cheri C. Young
Affiant

Subscribed and sworn to me on _____

Caroline Sevier Hale
NOTARY PUBLIC

My Commission Expires:

CAROLINE SEVIER HALE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-02-2030

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

| NAME/ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP – PARCEL # |
|---|---|---|
| Cheri C. Young<br>311 Seven Springs Way #104<br>Brentwood, TN 37027 | New Owner | 160-15-0D-004.00 CO |

**FOR AND IN CONSIDERATION** of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, TERESA MARIE MARTIN, A SINGLE WOMAN, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Cheri C. Young, a single person, hereinafter called **"GRANTEE,"** her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Unit 4, on the plan of Phase I, St. Martin Square at Seven Springs Condominiums, as established under Master Deed of record in Instrument 20060310-0028319, amended at Instrument No. 20061109-0139692, corrected at Instrument No. 20080730-0077840, amended at Instrument No. 20090624-0058791 in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.
>
> Being the same property conveyed to TERESA MARIE MARTIN, A SINGLE WOMAN, by deed from ALLISON ALDEN HUDDLESTON, A MARRIED WOMAN, of record in Instrument No. 20191018-0106852, dated October 17, 2019, said Register's Office.
>
> This is improved property known as 311 Seven Springs Way #104, Brentwood, TN 37027.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

**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, her successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her successors 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 September 9, 2026

Teresa Marie Martin

**STATE OF** Kentucky
**COUNTY OF** Boyle

On 9/9/2026, before me personally appeared Teresa Marie Martin, to me known (or proved to me on the basis of satisfactory evidence) to be the person described herein and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on 9/9/2026.

NOTARY PUBLIC

My Commission Expires: 11/13/2029

CHARLOTTE G. GOODRUM
NOTARY PUBLIC
STATE AT LARGE
KENTUCKY
COMMISSION # KYN106668
MY COMMISSION EXPIRES NOVEMBER 13,2029

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 Sept. 9, 2026.

Date

Affiant Signature

9/9/2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 9th day of September, 2026

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal

