Karen Johnson Davidson County
Batch# 1472424 DEEDWARR
09/14/2026 02:36:30 PM 3 pgs
Fees: $18.00 Taxes: $943.50
20260914-0085268

WARRANTY DEED

KAYLA DODD
STATE OF TENNESSEE
NOTARY PUBLIC
COMM. EXP. 04-21-2029
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF SEPTEMBER, 2026.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Kris M. Oliver, Attorney, Advance Title of Murfreesboro, Inc.
1500 Medical Center Pkwy, 2nd Floor, Suite L, Murfreesboro, TN 37129

File No.: 2026-80584

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Bannatyne Matson	Bannatyne Matson	117110J21500CO
(NAME)	(NAME)	
2025 Woodmont Blvd, Unit 215	2025 Woodmont Blvd, Unit 215	
(ADDRESS)	(ADDRESS)	
Nashville TN 37215	Nashville TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Fifty-Five Thousand And No/100 Dollars ($255,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **SAMUEL J. MARTIN, UNMARRIED, AND MICHAEL R. MARTIN AND PATRICIA L. MARTIN, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BANNATYNE MATSON, A MARRIED WOMAN,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND lying in Davidson County, Tennessee, and being more particularly described as follows:

Being Unit No. 215, together with the appurtenance interest in the common elements of The Hillmont Condominiums, a horizontal property regime established by Master Deed of The Hillmont Condominiums,

of record in Instrument No. 20040209-0015685, re-recorded in Instrument No. 20040212-0017074, amended in Instrument No. 20050404-0036415 and in Instrument No. 20050512-0053861, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the aforementioned Master Deed.

BEING the same property conveyed to Michael R. Martin, Patricia L. Martin and Samuel J. Martin, by Warranty Deed from Alex Chih-Ray Cheng and Erin Yue Cheng, dated April 29, 2019, appearing of record in Instrument No. 20190501-0040394, of the Register's Office of Davidson County, Tennessee.

unimproved ☐
This is improved ☑ property, known as 2025 Woodmont Blvd, Apt 215, Nashville, TN 37215
(House No.) (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 our hands this 8th day of September, 2026.

Samuel James Martin
Samuel J. Martin

Michael Roland Martin
Michael R. Martin

Patricia Louise Martin
Patricia L. Martin

STATE OF TENNESSEE

COUNTY OF Davidson

On this 8th day of Sept., 20 2026, before me personally appeared Samuel J. Martin and Michael R. Martin and Patricia L. Martin, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notarized online using audio-video communication technology

Logan Bell
Notary Public

Printed Name: _____

My Commission Expires: _____

ELECTRONIC NOTARY PUBLIC
STATE OF TENNESSEE

Logan Bell
Tennessee Notary Public
Online Notary Public
Cheatham County
Commission Expires: 06/08/2027

Tennessee Certification of Electronic Document

I, Kayla Dodd, 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 9-8-24 (date of document).

Affiant Signature

9-14-24
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 14 day of September, 2024

Notary's Signature

BREANNA LAUX
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
NOTARY'S SEAL

MY COMMISSION EXPIRES: 12-19-26