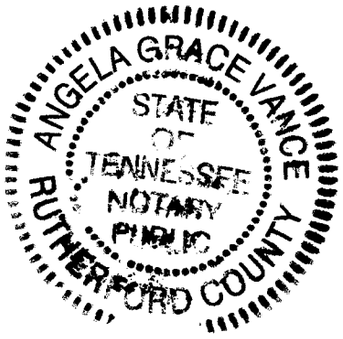
Karen Johnson Davidson County
Batch# 1477171 DEEDWARR
09/24/2026 11:00:30 AM 3 pgs
Fees: $18.00 Taxes: $462.50
20260924-0088686



STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $125,000.00

Affiant

Subscribed and sworn to before me, this 21 day of September, 2026.

Notary Public
My commission expires:
12.2.28

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
309 W Main St, Ste A
Murfreesboro, TN 37130

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
My Tennessee Home Solution LLC		**09511016700**
131 Indian Lake Rd #102		
Hendersonville, TN 37075		

FOR AND IN 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 ACKNOWLEDGE, WE,

Jessica Cayce, married

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

My Tennessee Home Solution LLC

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:

Land in Davidson County, Tennessee, being Lot No. 57, Plan of Merry Oaks, Section II, of record in Plat Book 2133, Page 8, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Kenneth Roger Martin, by Quitclaim Deed from Suzanne S Welker, fka Suzanne S Martin, dated May 2, 2000, of record in Instrument No. 200006090046948, in the Register's Office for Davidson County, Tennessee. Kenneth Roger Martin died April 30, 2025. Kenneth Roger Martin died intestate April 30, 2025, leaving Jessica Cayce as his sole heir-at-law, as evidenced by Affidavits of Heirship of record in Instrument No. _____ and Instrument No. _____, Register's Office for Davidson County, Tennessee. Grantor herein makes oath that the subject property was neither her primary residence nor the primary residence of her spouse and/or dependents.

Further being the same property conveyed to Kenneth Roger Martin and wife, Suzanne S Martin, by Deed from Edward L Stephens and wife, Bette H Stephens, dated January 22, 1976, of record in Book 4991, Page 177, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 2407 Merry Oaks Dr, Nashville, TN 37214.

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 in 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.

Jessica Cayce Date: 9/21/26

Jessica Cayce

STATE OF TN

COUNTY OF Rutherford

Personally appeared before me, a Notary Public of said County and State, Heirs or Devisees of Kenneth Roger Martin, the within named Grantor(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, at office, this 21 day of September, 2026.

ANGELA GRACE VANCE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

NOTARY PUBLIC

My Commission Expires: 12-2-28

Certificate of Authenticity

I, Kristen Traini, 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 9/21/2026.

Date

Affiant Signature

9/21/2026

Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 21 day of September, 2026.

Notary's Signature

My Commission Expires: 12-2-28

Notary's Seal (if on paper)

