Karen Johnson Davidson County
Batch# 312663 DEEDWARR
11/07/2019 09:08:30 AM 3 pgs
Fees: $18.00 Taxes: $684.50
20191107-0114967

# WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF NOVEMBER 6, 2019.

Notary Public

MY COMMISSION EXPIRES: 7/3/23
(AFFIX SEAL)

W. DILLON WOODS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 3, 2023

**THIS INSTRUMENT WAS PREPARED BY**
Pillar Title and Escrow, LLC, ,

File No.: NAS0036-19

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Cheryl Stephenson | Cheryl Stephenson | 096-05-0-065.00 |
| (NAME) 2626 Woodberry Drive | (NAME) 2626 Woodberry Drive | |
| (ADDRESS) Nashville, TN 37214 | (ADDRESS) Nashville, TN 37214 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF One Hundred Eighty-Five Thousand And No/100 Dollars ($185,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,
RAYMOND C. MATHENEY AND WIFE, PAMELA J. MATHENEY,
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
CHERYL STEPHENSON, A SINGLE PERSON
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. 116 and the Easterly half of Lot 115 on the Plan of Woodberry Park of record in Plat Book 2133, Pages 117 through 119, inclusive, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 116 and part of Lot No. 115 fronts 117 feet on the Northerly side of Woodberry Drive and extends back 293.1 feet on the Easterly line and 280.8 feet, more or less, on the Westerly line, to a dead line, measuring 117.9 feet thereon.

Being the same property conveyed to Raymond C. Matheney and wife, Pamela J. Matheney by Warranty deed from Henry R. Hunley and wife, Dauphine w. Hunley of record in Instrument No. 20010827-0092199 Register's Office for Davidson County, Tennessee, dated August 17, 2001 and recorded on August 27, 2001.

unimproved ☐
This is ☒ property, known as 2626 Woodberry Drive, Nashville, TN 37214
improved

(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 6th day of November, 2019.

Raymond C. Matheney

Pamela J. Matheney

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 6th day of November 2019, before me personally appeared Pamela J. Matheney and Raymond C. Matheney, 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 persons free act and deed.

Notary Public
Commison Expires: 1-3-23

BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 1-3-23

TRUE COPY CERTIFICATION

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law.

Kelly E. Cox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, Kelly E. Cox, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Stacy L. Thomas
Notary's Signature
My Commission Expires: October 2, 2023
Notary Seal:

