Karen Johnson Davidson County
Batch# 375167 DEEDWARR
03/20/2020 08:41:30 AM 3 pgs
Fees: $18.00 Taxes: $1,553.63
20200320-0030654

Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
20-1097TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $419,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 4th day of March, 2020.

Notary Public

Commission Expiration: 4-17-2023

DOLORES E. BROWN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-17-2023

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Andrew Matthews and Angelia Matthews 636 Gaylemore Drive Goodlettsville, TN 37072	SAME AS NEW OWNER.	007 15 028.00

WARRANTY DEED

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 ACKNOWLEDGED, WE, **Ruth Ann Evetts unmarried**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Andrew Matthews and Angelia Matthews, Husband and Wife** 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:

Property known as 636 Gaylemore Drive Goodlettsville, TN 37072, County of Davidson to-wit:

LAND in the 10th Civil District of Davidson County, Tennessee, being Lot No. 67 on the Plan of Grizzard Manor, Section Three, of record in Book 4675, Page 40, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

BEGINNING at a point in the Easterly margin of Gaylemore Drive, the common corner of Lots Nos. 66 and 67; thence along said Drive in a Northerly direction 199.35 feet to a point, the common corner of Lots Nos. 67 and 68; thence along the line between Lots Nos. 67 and 68 in an Easterly direction, 168.3 feet to a point, the common corner of Lots Nos. 67, 68 and 69; thence along the line between Lots Nos. 67 and 69, Southeasterly 189.9 feet to a point in the line of Lot No. 71; thence in a Southerly direction along the line between Lots Nos. 67 and 71, 73.55 feet to a point, the common corner of Lots 67 and 66; thence along the line between Lots Nos. 66 and 67 Westerly 268.9 feet to the point of beginning.

Being the same property conveyed to David Evetts and wife, Ruth Ann Evetts, by deed from Austin M. Writesman, married, dated 01/30/2006 filed and recorded 02/02/2006 of record in instrument No. 200602020013271, said Register's Office. David Evetts having since died on 11/07/2019 leaving Ruth Ann Evetts as surviving spouse.

Tax Map and Parcel ID is as follows 7 15 028.00

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 636 Gaylemore Drive, Goodlettsville, TN 37072

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 unemcumbered, 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 my hand this 4th day of March, 2020.

Ruth Ann Evetts

Ruth Ann Evetts

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of March, 2020, before me personally appeared **Ruth Ann Evetts unmarried**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 4th day of March, 2020.

Notary Public

Commission Expiration: 4-17-2023

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-17-2023

LTE File No.: 20-1097TN

True Copy Certification

I, **Melissa Turecki**, 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 here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Melissa Turecki

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Chasity Petty,** a notary public for this county and state, **Melissa Turecki,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Chasity Petty

My Commission Expires: 9/20/2021

SEAL

CHASITY PETTY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires SEPT. 20, 2021