Karen Johnson Davidson County
Batch# 375170 DEEDWARR
03/20/2020 08:46:30 AM 3 pgs
Fees: $18.00 Taxes: $814.00
20200320-0030658

Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
20-1106TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 220,000.00.

Angela Pearson
Affiant

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

DOLORES E. BROWN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 4-17-2023

Notary Public

My Commission Expiration:
4-17-2023

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Andreus M. Matthews and Natasha Q. Matthews 1009 Pewter Ct. Madison, TN 37115	SAME AS NEW OWNER.	042 07 0A 082.00

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, **Andrew Matthews and Wife Angelia M. Matthews**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Andreus M. Matthews and Natasha Q. 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 1009 Pewter Ct. Madison, TN 37115, County of Davidson to-wit:

BEING Lot No. 328 on the Plan of Heritage Square, Phase III as of record in Plat Book 5200, Page 539, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Andrew Matthews and wife, Angelia M. Matthews, by deed from Terry L. Cavender and wife, Gail Phillips Cavender, dated 04/29/1991 filed and recorded 05/03/1991 of record in Book 8345, Page 132, said Register's Office.

Tax Map and Parcel ID is as follows 042 07 0A 082.00

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: 1009 Pewter Ct., Madison, TN 37115

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 my hand this 4th day of March, 2020.

Andrew Matthews

Angelia M. Matthews

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of March, 2020, before me personally appeared **Andrew Matthews and Angelia M. Matthews**, 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

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

Commission Expiration: 4-17-2023

LTE File No.: 20-1106TN

True Copy Certification

I, **Chasity Petty,** 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.

Chasity Petty

Chasity Petty

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

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

Dana Loggins

Dana Loggins

DANA LOGGINS NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: **9/18/23**