Karen Johnson Davidson County
Batch# 421408 DEEDWARR
06/19/2020 03:08:30 PM 3 pgs
Fees: $18.00 Taxes: $888.00
20200619-0065786

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B20-1494

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 5th day of June, 2020

Notary Public

Commission Expires: OCT 2 0 2020

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

Address of New Owner	Send Tax Bills To:	Map & Parcel
David Rowland and Anna Rowland 1001 N. Church St. Murfreesboro, TN 37130	NEW OWNER	092-10-0H-017.00-CO

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, I/WE,

Anthony Matz, married and Tricia Matz, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Anna E. Rowland and David Rowland, wife and husband

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 situated in Davidson County, Tennessee, being Unit 17, as established in Declaration of Covenants, Conditions and Restrictions for Clifton Condos, a Horizontal Property Regime with Private Elements of record at Instrument No. 20180413-0035156, amended at Instrument No. 20181228-0125893 and 20190220-0015516 in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "D" to which Master Deed reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to CJ Clifton Partners, LLC by Warranty Deed from H. Calister Turner, III of record in Instrument No. 20160907-0094309, Register's Office for Davidson County, Tennessee, dated September 2, 2016 and recorded on September 7, 2016.

Being a portion of the same property conveyed to CJ Clifton Partners, LLC by Quitclaim Deed from H. Calister Turner, III of record in Instrument No. 20160907-0094310, Register's Office for Davidson County, Tennessee, dated September 2, 2016 and recorded on September 7, 2016.
Being the same property conveyed to Anthony Matz, married, and Tricia Matz, unmarried by Warranty Deed from CJ Clifton Partners, LLC, a Tennessee limited liability company of record in Instrument No. 20190509-0043759, Register's Office for Davidson County, Tennessee, dated May 06, 2019 and recorded on May 09, 2019.

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.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 625 26th Avenue #201, Nashville, TN 37209

This is improved property known as: 625 26th Avenue #201, Nashville, TN 37209

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 4 day of June, 2020.

6-4-2020
Anthony Matz

Tricia Matz 6/4/2020
Tricia Matz

STATE OF ILLINOIS
COUNTY OF Kendall

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Anthony Matz and Tricia Matz** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Oswego (city), ILLINOIS (state) this 04 day of June, 2020.

OFFICIAL SEAL
PAMELA HOOGEVEEN
Notary Public - State of Illinois
My Commission Expires Jan. 3, 2024

Notary Public
My Commission Expires: 01.03.2024

(Notary Seal)

True Copy Certification

I, KRISTEN TRAINI, 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 executed and authenticated according to law.

Signature

State of TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-30-2020
Notary's Seal (if on paper)

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. November 30, 2020
COUNTY OF SUMNER