RECORD AND RETURN TO:
WilsonBerry Title and Escrow, LLC
2231 N. Mt. Juliet Rd.
Suite 203
Mt. Juliet, Tennessee 37122
File No.: WB200139

Karen Johnson Davidson County
Batch# 435849 DEEDWARR
07/13/2020 10:14:22 AM 2 pgs
Fees: $13.00 Taxes: $1,757.50

20200713-0076080

WARRANTY DEED

April G. Nichols
State of Tennessee Notary Public
Williamson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 day of JUNE, 2020

NOTARY PUBLIC

My commission expires: 6-24-2023

THIS INSTRUMENT PREPARED BY:
WilsonBerry Title and Escrow, LLC, 2231 N. Mt. Juliet Road, Suite 203, Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Glenn Goldstein and Sandra MacSweeney 1532 Stokley Lane Old Hickory, TN 37138	Same address as new owner	063-04-0-A-014.00

FOR AND IN CONSIDERATION of the sum of Four Hundred Seventy Five Thousand and 00/100 Dollars ($475,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **JACK N. MATHESON IV AND WIFE, MISTY M. MATHESON**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **GLENN A. GOLDSTEIN AND SANDRA M. MACSWEENEY**, joint tenants, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 49, Cleveland Hall Subdivision, Phase Three, as shown on plat of record in Instrument #20060106-0002332, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jack N. Matheson, IV and wife, Misty M. Matheson from Michael W. Emerick and wife, Jamie L. Emerick, by Warranty Deed dated December 17, 2014, and recorded December 19, 2014 in Instrument #20141219-0116527, said Register's Office.

The address of the herein described property is believed to be 1532 Stokley Lane, Old Hickory, TN 37138, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2020 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 23 day of June, 2020

JACK N. MATHESON IV

MISTY M. MATHESON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Jack N. Matheson IV and wife, Misty M. Matheson, 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 seal, this the 23rd day of June, 2020.

Notary Public

Printed Notary Name

My commission expires: 10/6/21

FRANK W. ROBERTS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY