WARRANTY DEED

Karen Johnson Davidson County
Batch# 440695 DEEDWARR
07/20/2020 10:57:30 AM 4 pgs
Fees: $23.00 Taxes: $2,590.00
20200720-0079272

STATE OF ~~TENNESSEE~~ Virginia
COUNTY OF Prince George

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$700,000.00.**

Matthew Irwin Chantel Irwin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JULY, 2020.

Tara Melissa Allen
Notary Public

MY COMMISSION EXPIRES: 11/30/2022
(AFFIX SEAL)

TARA MELISSA ALLEN
ELECTRONIC NOTARY PUBLIC
REG # 7615803
EXPIRES 11/30/2022
COMMONWEALTH OF VIRGINIA

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Matthew C. Barker 1709A Glen Echo Road Nashville, TN 37215	New Owner	117-15-2A-004.00

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Matthew Irwin and Chantel Irwin, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Matthew C. Barker, single man**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No.4 on the Plan of Glen Echo Cottages, a Townhouse Planned Unit Development (Horizontal Property Regime with Private Elements), filed as Exhibit "B" to and established by the Declaration of Protecive Covenants, Conditions, and Restrictions of record in Instrument No. 20140414-0031069, in the Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit(s) as set forth in the Declaration, reference to which is hereby made for a more complete and detailed description.

Being the same property conveyed to Matthew Irwin and Chantel Irwin, husband and wife, by Warranty Deed from Weekley Homes, LLC, a Delaware limited liability company, dated 04/26/2018 and recorded 04/30/2018, of record in Instrument 201804300040255, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property known as: 1709A Glen Echo Road, Nashville, TN 37215

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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/our hand(s) this the 14th day of July, 2020.

Matthew Irwin

Matthew Irwin

Chantel Irwin

Chantel Irwin

SEE ATTACHED NOTARY ACKNOWLEDGMENT

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STATE OF VIRGINIA

COUNTY OF PRINCE GEORGE

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared by audio-video communication, Matthew Irwin and Chantel Irwin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing Instrument for the purposes herein set forth.

Witness my hand and official seal, this the 15th of July, 2020.

TARA MELISSA ALLEN
ELECTRONIC
NOTARY
PUBLIC
REG # 7615803
EXPIRES
11/30/2022
COMMONWEALTH OF VIRGINIA

Tara Melissa Allen

Notary Public

My Commission Expires: 11/30/2022

(SEAL)

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Certificate of Authenticity

I, John W. Bishop, 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 Williamson

Personally appeared before me, J. Carla Ikard, a notary public for this county and state, John W. Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 1-3-23

Notary's Seal (If on paper)