Karen Johnson Davidson County
Batch# 551211 DEEDWARR
01/11/2021 09:00:30 AM 4 pgs
Fees: $23.00 Taxes: $1,015.65
20210111-0004354

AUBREY B. SALING

TO: *WARRANTY DEED*

WILLIAM MATLOCK

THIS WARRANTY DEED OF REALTY, executed as of the 7th day of January, 2021, by Grantor, **AUBREY B. SALING, a married person**, to Grantees, **WILLIAM D. MATLOCK, JR. and ELLEN E. MATLOCK, husband and wife**, Witnesseth:

That Grantor, for a valuable consideration, receipt whereof is acknowledged, has this day bargained and sold and does hereby transfer and convey unto Grantees, to have and to hold to them, as tenants by the entireties, and to their heirs and assigns forever, in fee simple, certain realty situated in Davidson County, Tennessee, and bounded and described as follows:

> Land in the 10th. formerly the 20th Civil District of Davidson County, Tennessee, being Lot No. 9 on the unrecorded plan of the subdivision of W.H. Tinnon 11.99 acre tract, not of record. Beginning at an iron stake in the center of the Old Dickerson-Springfield Pike, the S.W. corner of the Maurice P. Frey property and the S.E. corner of Lot #9: thence N. 47 deg. W. 187.0 feet with the center of the road to a point (an iron pin set on the east side of road as a reference to corner); thence. N. 38 deg. 30 in. E. 320 feet (crossing the above mentioned iron pin) to an iron pin, the corner being the N.W. corner of Lot #9 and N.E. corner of Lot #10; thence S. 53 deg. E. 74.0 feet to an iron pin in the Maurice P. Frey west line: thence S. 20 deg. W. 360.0 feet (with Frey's west line) to a spike in the road, the point of beginning. The source of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.
>
> Being the same property conveyed to Aubrey B. Saling aka Aubrey Saling, an unmarried person, from Joyce M. Love-Chaffin by Warranty Deed dated September 11, 2020, recorded on September 15, 2020 at 9:56 A.M., and appearing of record in Instrument Number: 20200915-0104992, Register's Office for Davidson County, Tennessee.

That Grantor (1) covenants that she is lawfully seized and possessed of and has a perfect right to convey such realty and that it is unencumbered except for (a) 2021 taxes which are prorated and Grantees assume; and (b) building setback lines, utility and drainage easements and all other matters as shown by plat of record; (2) will forever warrant and defend the title unto Grantees and to their heirs and assigns against all lawful claims; subject, however, to all matters as

shown on plan of record in Book 5190, Page 152, in the Register's Office for Davidson County, Tennessee; and (3) will give possession of said property with deed.

IN WITNESS WHEREOF, Grantor has executed this deed as of the date written first herein.

AUBREY B. SALING Grantor

STATE OF TENNESSEE :
COUNTY OF **ROBERTSON** :

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, **AUBREY B. SALING**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 7th day of January, 2021.

My Commission Expires: 5.10.2021

JON GRAVES STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

Notary Public

202101110004354

Property Owners Name
and Mailing Address:

William D. Matlock, Jr.
Ellen E. Matlock
8276 Old Springfield Pike
Goodlettsville, TN, 37072

Person or Entity Responsible for
Payment of Property Taxes:

New Owner

Property Address:
8276 Old Springfield Pike
Goodlettsville, Tennessee 37072

Map and Parcel No.
007-00-0-024.00

STATE OF TENNESSEE,
ROBERTSON COUNTY
I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is **$274,500.00** which amount equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me this the **7th day of January, 2021.**

NOTARY PUBLIC
MY COMMISSION EXPIRES: 3/2/21

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Prepared by:
Jon T. Graves
Batson Nolan PLC
105 Fifth Avenue West, Suite 201
Springfield, TN 37172

True Copy Certification

I, Trudy Milliken, 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, Kim Perry, a notary public for this county and state, Trudy Milliken 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: 3/2/21

Notary' Seal (if on paper)

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY