This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-11073-LV

Karen Johnson Davidson County
Batch# 584607 DEEDWARR
03/04/2021 10:46:30 AM 3 pgs
Fees: $18.00 Taxes: $340.40
20210304-0028213

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration or value, whichever is greater, for this transfer is $92,000.00.

Affiant

J. ANDREW WILEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me, this the 2nd day of March, 2021.

Notary Public
My Commission Expires: NOV 0 8 2021

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Mircea A. Mateas & Elisabeth H. Mateas 105 S High Ridge Drive Goodlettsville, TN 37072	Address of New Owner	147-3-B-55.00

WARRANTY DEED

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, **Kimberley Anne Gregory, individually and as Executrix of the Charles R. Burton Estate**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Mircea A. Mateas and Elisabeth H. Mateas, husband and wife**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being a certain condominium apartment situated in Davidson County, Tennessee, and being known as Unit No. E-19, together with the appurtenant common elements of Southern Hills Condominium, a horizontal property regime created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by Master Deed of record in Book 6594, page 502; as amended in Book 7044, page 209, Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit to said Master Deed, as amended; together with a percentage interest in the common elements and voting percentage as forth in Exhibit to said Master Deed, as amended, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being the same property conveyed to Charles R. Burton, unmarried by Warranty Deed from Donald R. Kendall and wife, April Kendall, dated April 4, 1997, recorded April 10, 1997, of record in Book 10413, page 47, Register's Office for Davidson County, Tennessee.

Said Charles R. Burton (aka Charles Robert Burton) died on 9/14/2020. Kimberley Anne Gregory being the sole beneficiary and appointed executrix of the Estate of Charles R. Burton by will admitted to the Seventh Circuit Court of Davidson County, Tennessee, At Nashville, Docket No. 20P1653.

This is ☒ improved or ☐ unimproved property located at: **370 Wallace Road, Apt E19, Nashville, TN 37211.**

This conveyance is made subject to 1) Property taxes for the year 2021, and thereafter, a lien not yet due and payable. The 2021 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 2nd day of March, 2021.

GRANTOR:

Kimberley Anne Gregory, Individually

Kimberley Anne Gregory

Charles R. Burton Estate

By: Kimberley Anne Gregory

Kimberley Anne Gregory, Executrix

STATE OF TENNESSEE
COUNTY OF Sumner

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Kimberley Anne Gregory, indivudally and as Executrix of Charles R. Burton Estate, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument in the capacity and for the purposes therein contained.

WITNESS my hand and seal at office this 2nd day of March, 2021.

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: NOV 09 2021

202103040028213

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

