Karen Johnson Davidson County
Batch# 592351 DEEDWARR
03/15/2021 04:02:30 PM 3 pgs
Fees: $18.00 Taxes: $980.50
20210315-0034240

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-24

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 8th day of March, 2021

Notary Public

Commission Expires: _____

REBECCA SHUKIS NOTARY PUBLIC TENNESSEE My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Rafael Green 819 Neelys Bend Road Madison, TN 37115	New Owner	052-02-0-254.00

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,

The Matthew W. Gardner Revocable Trust, Matthew W. Gardner, Trustee

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

Rafael Green, an unmarried man

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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit: Land in Davidson County, Tennessee, being Lot No. 5, on the Plan of Rainbow Terrace, Section II-B, as of record in Book 1835, Page 85, Register's Office for said County, described as follows: Beginning at a point on the northerly margin of Neely's Bend Road, on the common corner of Lot 5 and 6; thence with the line between said lots, northerly 400.9 feet to a point; thence easterly 105.3 feet to the westerly margin of Randy Road; thence with the margin of said Road, southerly 381.3 feet to the beginning of a curve; thence along said curve, southwesterly 41.1 feet to a point on the northerly margin of Neely's Bend Road; thence with the margin of said Road, westerly 86.2 feet to the beginning.

Being the same property conveyed to Matthew Gardner by Special Warranty Deed from Fannie Mae a/k/a Federal National Mortgage Association of record in Instrument No. 20150818-0082847 Register's Office for Davidson County, Tennessee, dated August 10, 2015 and recorded on August 18, 2015.

Being the same property conveyed to The Matthew W. Gardner Revocable Trust, Matthew W. Gardner, Trustee by Quitclaim Deed from Matthew Gardner [aka Matthew W. Gardner] of record in Instrument No. 20190812-0080242 Register's Office for Davidson County, Tennessee, dated August 12, 2019 and recorded on August 12, 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: 819 Neelys Bend Road, Madison, TN 37115

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 used, 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 8th day of March, 2021.

The Matthew W. Gardner Revocable Trust, Matthew W. Gardner, Trustee

By: Matt Gardner, Trustee
Matt Gardner, Trustee

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ HAMILTON
RB

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Matthew W. Gardner with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself/himself to be Trustee of The Matthew W. Gardner Revocable Trust, and that as such Trustee executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 8th day of March, 2021.

RACHEL BROWDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF HAMILTON
My Commission Expires
Sep. 9, 2024

(Notary Seal)

Notary Public
My Commission Expires: 9/9/2024

Certificate of Authenticity

I, Jill Neely, do hereby make oath that I am a license attorney and/or 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.

Jill M Neely

Signature

State of Tennessee

County of Davidson

Personally appeared before me Courtney Jacks **a notary public for this county and state,** Jill Neely **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: 5/7/2024

Notary's Seal (If on paper)

COURTNEY JACKS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024