Karen Johnson Davidson County
Batch# 593673 DEEDWARR
03/17/2021 11:39:30 AM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20210317-0035266

This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road, #130
Hendersonville, TN 37075
File Number: 9-10792-RL-sb

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $415,000.00.

Affiant

Subscribed and sworn to before me, this the 16th day of March, 2021.

BETHANY D. SCOTT NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Notary Public
My Commission Expires: 3/7/22

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Greg L. Mathers Carrie Mathers 470 Chinook Drive Nashville, TN 37013	~~New Owner~~ BS Mortgage Investors Group 8320 E. Walker Springs Ln Ste 200 Knoxville, TN 37923	181 03 0A 382.00

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, **Nelson Modeste, a married man**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Greg L. Mathers and Carrie Mathers, 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:

Land in Davidson County, Tennessee, being Lot No. 534, on the Plan of Subdivision of Indian Creek, Phase 4, Section 2A, of record in Instrument No. 20190521-0047862, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Nelson Modeste, married man, by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Ryan Homes, of record in Instrument No. 20200131-0011489, in the Register's Office of Davidson County, Tennessee, dated January 30, 2020 and recorded on January 31, 2020.

Being the same property conveyed to NVR, Inc., a Virginia Corporation T/A Ryan Homes, by Special Warranty Deed from Green Trails, LLC., a Tennessee limited liability company, of record in Instrument No. 20191011-0104249, in the Register's Office of Davidson County, Tennessee, dated October 07, 2019 and recorded on October 11, 2019.

Being part of the same property conveyed to Green Trails, LLC., a Tennessee limited liability company, by Special Warranty Deed from SAF Properties, LLC, a Tennessee limited liability company, of record in Instrument No. 20160119-0005439, in the Register's Office of Davidson County, Tennessee, dated January 15, 2016 and recorded on January 19, 2016.

This is ☒ improved or ☐ unimproved property located at: **470 Chinook Drive, Nashville, TN 37013.**

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 12th day of MARCH, 2021.

GRANTOR:

Nelson Modeste

Nelson Modeste

STATE OF TENNESSEE
COUNTY OF Sumner

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Nelson Modeste, 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 he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 12th day of March, 2021.

Notary Public
My Commission expires: 11-6-2024

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

202103170035266

True Copy Certification

I, **Nick Harris**, 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, **Bethany D. Scott**, a notary public for this county and state, **Nick Harris**, 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: 3/7/22

BETHANY D. SCOTT
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY