Karen Johnson Davidson County
Batch# 595310 DEEDWARR
03/18/2021 02:34:30 PM 3 pgs
Fees: $18.00 Taxes: $3,034.00
20210318-0036270

Warranty Deed

#36099

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $820,000.00 Affiant Subscribed and sworn to before me, this the 12th day of March, 2021. Notary Public My commission expires: October 2, 2023

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
John Clark Elkins III	John Clark Elkins III	083-13-0-355.00
407 South 14th Street	407 South 14th Street	
Nashville, TN 37206	Nashville, TN 37206	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **GAIL E. MATEJCIC PEACE, TRUSTEE OF THE GAIL E. MATEJCIC TRUST UAD APRIL 6, 2006,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN CLARK ELKINS, III, A SINGLE MAN,** 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 the northwest part of Block W on the Plan of Lindsley Home Place of record in Plan Book 2, Page 92, Chancery Court for Davidson County, Tennessee.

Said part of said Block fronts 50 feet on the east side of South 14th Street and runs back between parallel lines with the southerly margin of an alley 150 feet to a dead line.

Included in this conveyance is that portion of the alley at the rear of said lot which was abandoned by Metropolitan Ordinance No. BL2006-1196.

Being the same property conveyed to The Gail E Matejcic Peace Trustee of the Gail E. Matejcic Trust UAD April 06, 2006, with full power to sell, lease, grant, convey and encumber without joinder of any beneficiary, by Warranty deed from Jeff Flowers, married of record in Instrument No. 20160607-0057189 Register's Office for Davidson County, Tennessee, dated June 03, 2016 and recorded on June 07, 2016.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 407 South 14th Street, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 12th day of March, 2021.

The Gail E. Matejcic Trust UAD April 6, 2006

By: Gail E. Matejcic Peace, Trustee
Gail E. Matejcic Peace, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Gail E. Matejcic Peace, Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Trustee of The Gail E. Matejcic Trust UAD April 6, 2006, a Trust, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said trust for the purposes therein contained.

Witness my hand and seal this 12th day of March, 2021.

Notary Public

My Commission Expires: 5/3/21

DREW T. BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 3, 2021

TRUE COPY CERTIFICATION

I, KELLY E. COX, 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 and authenticated according to law.

Kelly E. Cox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, Kelly E. Cox, 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: October 2, 2023
Notary Seal:

