RETURN TO
GREENVUE TITLE & ESCROW, LLC
2207 CRESTMOOR ROAD
SUITE 101
NASHVILLE, TN 37215

Karen Johnson Davidson County
Batch# 595600 DEEDWARR
03/19/2021 11:12:30 AM 4 pgs
Fees: $23.00 Taxes: $2,406.85
20210319-0036631

WARRANTY DEED

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF March, 2021.

Notary Public

MY COMMISSION EXPIRES: 5-9-2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2021-GTE-590

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Scott Michael Matthews and Lori Ann Matthews	New owner	172 05 0 003.00
(NAME)	(NAME)	
5894 Edmondson Pike		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Dan Shike and Meghann M. Shike, husband and wife** (the "**Grantors**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **Scott Michael Matthews and Lori Ann Matthews, husband and wife** (the "**Grantees**"), their heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described as follows (the "**Property**"), to-wit:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Harvard Estates, Section One, of record in Book 4715, Page 19, Register's Office, Davidson County, Tennessee.

Said Lot No. 3 fronts 201.05 feet on the East margin of Edmondson Pike and extends back 320.0 feet along parallel lines to a line in the rear measuring 201.05 feet.

Being the same property conveyed to Dan Shike and Meghann M. Shike, husband and wife, by Warranty Deed from Jeff White, unmarried, of record in Instrument No. 20120910-0081975, in the Register's Office of Davidson County, Tennessee, dated August 31, 2012 and recorded on September 10, 2012.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2021 and subsequent years, a lien not yet due and payable, (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) any building restrictions and (6) any unrecorded easements, or those imposed by operation of law (collectively, the "Permitted Exceptions").

This is improved property located at 5894 Edmondson Pike, Nashville, TN 37211.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title and interest thereunto belonging or in any wise appertaining unto the Grantee, his heirs and assigns, in fee simple forever.

Grantors covenant with Grantees that Grantors are lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantors further covenant with Grantees that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantors further covenant and bind themselves, and their heirs and assigns, to warrant and forever defend the title to the Property to Grantees, their heirs and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

This instrument is executed on behalf of Meghann M. Shike by virtue of a written Power of Attorney of record in Instrument 202103190036630, Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the 18th day of March, 2021.

GRANTOR:

Dan Shike

Meghann M. Shike by Dan Shike as attorney in fact

Meghann M. Shike by Dan Shike, her Attorney-In-Fact

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Dan Shike, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the attorney-in-fact for Meghann M. Shike, and that he executed the for foregoing instrument in his individual capacity and as attorney-in-fact for Meghann M. Shike, the within named grantors.

WITNESS my hand, at office, this 17 day of March, 2021.

MATTHEW GARDNER NOGGLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2022

Notary Public

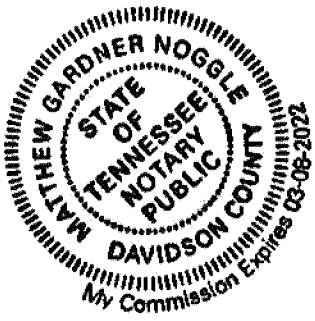
My Commission Expires: 3/18/21

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Dan Shike, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, executed the for foregoing instrument for the purposes contained therein.

WITNESS my hand, at office, this 17 day of March, 2021.



Notary Public

My Commission Expires: 3/8/2022

TRUE COPY CERTIFICATION

I, EMILY PROPHET, do hereby make oath that I am a licensed title agent and 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 DAVIDSON

Personally appeared before me, CHELLI MONTGOMERY, a notary public for this county and state, EMILY PROPHET, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

NOTARY PUBLIC

My Commission expires: July 5, 2021

