Karen Johnson Davidson County
Batch# 607270 DEEDWARR
04/06/2021 09:53:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210406-0044693

AFTER RECORDING RETURN TO:
AMC SETTLEMENT SERVICES
345 ROUSER RD BLDG 5
CORAOPOLIS, PA 15108
File No. 50016753

This document prepared by:
JOHN O. WINDSOR, ESQ.
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Parcel ID No.: 018-07-0-145.00

WARRANTY DEED

This deed is exempt from transfer tax pursuant to Sec. 67-4-409(a)(3)(A)(i).

THIS INDENTURE made and entered into on this 26 day of Jan, 2021, by and between **Charles Matthews, a married man, joined in execution by his spouse, Shawn Sparkman**, a mailing address of 306 Mystic Hill Dr, Goodlettsville, TN 37072 hereinafter referred to as Grantor(s) and **Charles Matthews and Shawn Sparkman, a married couple, as tenants by the entirety**, a mailing address of 306 Mystic Hill Dr, Goodlettsville, TN 37072, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of TEN AND 00/100 ($10.00) DOLLARS and other good and valuable consideration, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

LAND in Davidson County, Tennessee, being Lot No. 157 on the Final Plat, Section 3, Charleston Square Subdivision, as shown on plat or record in Plat Book 6250, page 435, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description.

Property Address: 306 Mystic Hill Dr, Goodlettsville, TN 37072

Being the same property conveyed to the Grantor(s) in a Deed recorded under Instrument Number: 20170719-0072746, recorded on 07/19/2017 in Davidson County, Tennessee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto Grantee's heirs, administrators, successors or assigns, forever in fee simple.

GRANTOR(S) hereby covenant with and represent unto the said Grantee(s) and unto her/his/their successors or assigns, that he/she/they is/are lawfully seized in fee simple of the lot or parcel of land above described; that the same is free from all liens and encumbrances except ad valorem taxes for the current tax year and subsequent years, restrictions, restrictive covenants and easements of record, if any; that he/she/they has/have a good and lawful right to sell and convey the same as aforesaid and that he/she/they will forever warrant and defend the title to same unto the said Grantee(s) and unto his/her/their successors or assigns, except as to said taxes, restrictions, restrictive covenants and easements of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have hereunto set his/her/their hand(s) and seal(s) on this 26 day of Feb, 2021.

Charles Matthews
Charles Matthews

Shawn Sparkman
Shawn Sparkman

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Charles Matthews and Shawn Sparkman, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Davidson Co, this 26 day of Feb, 2021.

Gail L. Farley
Notary Public
My Commission expires: July 27, 2021

GAIL L. FARLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Charles Matthews
Affiant

STATE OF TN
COUNTY OF Davidson

Sworn to before me this 26 day of July, 2021.

GAIL L. FARLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Gail L. Farley
Notary Public
My Commission Expires: July 27, 2021

Name and address for person(s) responsible for taxes:

Charles Matthews and Shawn Sparkman
306 Mystic Hill Dr
Goodlettsville, TN 37072

Name and address of property owner:

Charles Matthews and Shawn Sparkman
306 Mystic Hill Dr
Goodlettsville, TN 37072

True Copy Certification

I, Allyson Kotouch, 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.

Allyson Kotouch
Signature

State of PA

County of Allegheny

Personally, appeared before me, Virginia L.W. Juzwick, a Notary Public for this County and State, Allyson Kotouch who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Virginia L.W. Juzwick
Notary's Signature

My Commission Expires: 8-31-2022
Notary' Seal (if on paper)

Commonwealth of Pennsylvania - Notary Seal
Virginia L W Juzwick, Notary Public
Allegheny County
My commission expires August 31, 2022
Commission number 1080981