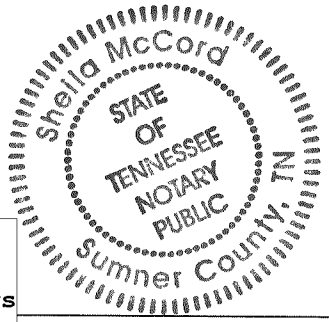
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00

Liz Davis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF APRIL, 2021.

Notary Public

MY COMMISSION EXPIRES: 2/1/23

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 613119 DEEDWARR
04/13/2021 08:04:30 AM 3 pgs
Fees: $18.00 Taxes: $906.50
20210413-0048701

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jake Robert Stargel	Jake Robert Stargel	053 13 0 049.00
(NAME)	(NAME)	
1424 Joe Pyron Drive	1424 Joe Pyron Drive	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, 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 **Will Allen Matthews III and Brandy Leah Matthews and Victoria Lynn Matthews Webster**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Jake Robert Stargel, a single man**, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

The following described tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 125 on the Plan of Kimbolton Subdivision, Phase 1 of record in Plat Book 6900, Pages 277 & 278, Register's Office for Davidson County, Tennessee.

Said Lot No. 125 fronts 96.00 feet on the Southeasterly side of Joe Pyron Drive and runs back 149.00 feet on the Southerly lot line and 159.00 feet on the Northerly lot line to a line in the rear which measures a total of 97.19 feet thereon.
Being the same property conveyed to Sally R. Matthews, unmarried by Warranty Deed from Phillips Builders, Inc, dated 06/06/1988 and recorded 06/09/1988, of record in Book 7568, Page 504, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Will Allen Matthews, III, Brandy Leah Matthews, and Victoria Lynn Matthews Webster by Quit Claim Deed from Sally R. Matthews, dated 07/16/2019 and recorded 07/23/2019, of record in Instrument 201907230072386, Register's Office for Davidson County, Tennessee. The said Sally R. Matthews having since died November 21, 2019, therefore releasing the Life Estate she had previously retained.

This conveyance is subject to the following: Taxes for 2021 and subsequent years, a lien not yet due and payable; All matters shown on the plat of record in Plat Book 6900, Pages 277 & 278, in the Register's Office for Davidson County, Tennessee; Covenants, conditions, easements and restrictions recorded in Book 7265, Page 655, and amended in Book 7464, Page 969, and Book 7470, Page 126, Register's Office for Davidson County,

Tennessee; Charter of Kimbolton Phase I Homeowners Association of record in Book 7483, Page 982, and Book 7507, Page 67, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 1424 Joe Pyron Drive, Madison, TN 37115

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 12th day of April, 2021.

Will Allen ~~Mathews III~~ Matthews, II

Brandy Leah Matthews

Victoria Lynn Matthews Webster

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Will Allen Mathews III, Brandy Leah Matthews, and Victoria Lynn Matthews Webster, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

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

Notary Public:
My Commission Expires: 5.17.21

STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY TRACEY TRUMPHOUS

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

$3.00 E-Record Fee

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour, do here 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.

Tracey Trumphour

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary public in and for the aforesaid county and state, the within named Tracey Trumphour, who acknowledges that this certification or an electronic document is true and correct and whose signature I have witnessed.

Liz Davis

Notary Public

My Commission Expires: 5-17-21

