WARRANTY DEED

Karen Johnson Davidson County
Batch# 617406 DEEDWARR
04/19/2021 09:28:07 AM 2 pgs
Fees: $13.00 Taxes: $1,332.00

20210419-0051687

State of Tennessee
County of ~~Rutherford~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of March, 2021

Notary Public

MY COMMISSION EXPIRES: ~~May 18, 2021~~ 11-24-2024

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Company, 721 President Place, Suite 100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Matthew N. Suitt	Churchill Mortgage	141-05-0 A 326.00 CO
(NAME)	(NAME)	
508 Wolfeboro Lane	1749 Mayon Ln # 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Brentwood TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Sheila Maddox, unmarried ,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Matthew N. Suitt, unmarried man,** hereinafter called the GRANTEES, 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. 326 on the Plan of Avondale Park, Section 3B, Phase 2, of record in Instrument No. 20110208-0011099, Register's Office for said County, to which reference is made for a more complete description.**

Being the same property conveyed to Sheila Maddox, unmarried by deed of record in Instrument 20121205-0111898, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictions, conditions, easements, reservations and other matters of record.

unimproved ☐

This is improved ☑ property, known as 508 Wolfeboro Lane, Nashville, TN 37221
(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 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. 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.

Witness my/our hands this 31st day of March, 2021.

Sheila Maddox

State of Tennessee
County of Rutherford

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Sheila Maddox the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal this 31st day of March, 2021.

Notary Public Kelsie Holloway
My Commission Expires: May 18, 2024

File No.: 22318

