Karen Johnson Davidson County
Batch# 630770 DEEDWARR
05/06/2021 02:26:30 PM 3 pgs
Fees: $18.00 Taxes: $6,845.00
20210506-0061196

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,850,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of April, 2021 Notary Public MY COMMISSION EXPIRES: 4/30/22 (AFFIX SEAL)
File No. AT-21-451	

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jesse Thomas Matkosky and Ali Matkosky	NEW OWNERS	
(NAME)	(NAME)	
5836 Beauregard Drive	5836 BEAUREGARD DRIVE	145-05-0017.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	NASHVILLE TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **N. Tucker Meneely, Trustee of the 5836 Beauregard Dr Trust U/A/D dated July 27, 2020**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jesse Thomas Matkosky and Ali Matkosky, husband and wife**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: TIGHT

Land in Davidson County, Tennessee, being Lot No. 32 on the Plan of Section 12, Tyne Valley Estates of record in Plat Book 3842, Page 255, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to N. Tucker Mennely, Trustee of the 5836 Beauregard Dr Trust U/A/D/ July 27,2020 by Warranty deed from Walter Henry Grell, IV and Lauren Grell, husband and wife of record in Instrument No. 20200731-0084740 Register's Office for Davidson County, Tennessee, dated July 31, 2020 and recorded on July 31, 2020.

Being also known as 5836 Beauregard Drive Nashville, Tennessee 37215.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2021 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 hand this 29th day of April, 2021.

N. Tucker Meneely, Trustee of the
5836 Beauregard Dr Trust U/A/D
dated July 27, 2020

By: N. Tucker Meneely
N. Tucker Meneely

STATE OF ~~TENNESSEE~~ Maryland
COUNTY OF ~~DAVIDSON~~ Anne Arundel

Before me, the undersigned notary public of the State and County mentioned, personally appeared N. Tucker Meneely with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Trustee of the 5836 Beauregard Dr Trust U/A/D dated July 27, 2020, the within named bargainor, and that as such Trustee executed the foregoing instrument for the purposes therein contained, by signing the name of the 5836 Beauregard Dr Trust U/A/D dated July 27, 2020. Trust by himself as Trustee.

Witness my hand, at office, this 29th day of April, 2021.

Susan E Martone
Notary Signature
My commission expires: 12/15/2022

SUSAN E. MARTONE
NOTARY PUBLIC
QUEEN ANNE'S CO., MD

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

202105060061196

Certificate of Authenticity

I, Leslie Garside, 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.

Leslie Garside

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Ryan Lux, a notary public for this county and state, Leslie Garside 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: _____.

Notary's Seal (If on paper)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024