WARRANTY DEED

Karen Johnson
Batch# 651256
06/08/2021 09:32:33 AM
Fees: $13.00 Taxes: $573.50

Davidson County
DEEDWARR
2 pgs

20210608-0076494

JUDITH C JACOBS
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of June, 2021

Notary Public

MY COMMISSION EXPIRES: 9-16-23

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 125, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James M. Carney	AmCap Mortgage Ltd. DBA Gold Financial Services	053-16-0-066.00
(NAME)	(NAME)	
323 Pitts Avenue	9999 Bellaire Blvd	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Houston, TN 77036	
(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, **Philip J. Matisak,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **James M. Carney,** 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:

ALL THAT CERTAIN PARCEL OF LAND SITUATED IN THE COUNTY OF DAVIDSON AND STATE OF TENNESSEE BEING KNOWN AND DESIGNATED AS FOLLOWS:

A TRACT OF LAND, BEING THE SOUTHERLY REMAINDER OF THE ROBERT J. COLE AND WIFE, ANNIE LOUIS COLE, AS RECORDED IN DEED BOOK 2811, PAGE 571, SITUATE IN THE 4TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AND DESCRIBED ACCORDING TO AN UNRECORDED SURVEY BY JOHN D. MCCORMICK RLS NO. 674, DATED NOVEMBER 14, 2003, AS FOLLOWS:

BEGINNING AT AN IRON PIN IN THE NORTHERLY CORNER OF PITTS AVENUE, SAID POINT BEING THE SOUTHWEST CORNER OF THE JOHN H. GARNER PROPERTY RECORDED IN DEED BOOK 7627, PAGE 281, AND BEING THE SOUTHEAST CORNER OF THE PROPERTY HEREIN DESCRIBED; THENCE ALONG THE NORTHERLY MARGIN OF PITTS AVENUE NORTH 64 DEGREES 38 MINUTES 44 SECONDS WEST, A DISTANCE OF 62.5 FEET TO AN IRON ROD; THENCE NORTH 28 DEGREES 34 MINUTES EAST, A DISTANCE OF 352.78 FEET TO AN IRON ROD IN THE LAKEWOOD PARK PROPERTY; THENCE ALONG THE LAKEWOOD PARK PROPERTY SOUTH 63 DEGREES 54 MINUTES 19 SECONDS EAST, A DISTANCE OF 62.3 FEET TO AN IRON ROD; THENCE SOUTH 28 DEGREES 32 MINUTES 26 SECONDS WEST, A DISTANCE OF 351.97 FEET TO THE POINT OF BEGINNING.

Being the same property conveyed to Philip J. Matisak from L.C. Anderson, Trustee of the L.C. Anderson Living Trust December 9, 2003, by Warranty Deed on September 7, 2012, of record in Instrument Number 20120910-0081651, Register's Office for Davidson County, Tennessee.

Subject to any and all zoning regulations, building restrictions and setback lines if any and any and all easements for public utilities.

Taxes have been prorated and assumed by the Grantee(s).

unimproved ☐

This is improved ☑ property, known as 323 Pitts Avenue, Old Hickory, TN 37138

(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 4th day of June, 2021.

Philip J. Matisak

State of Tennessee
County of Davidson

Personally appeared before me Philip J. Matisak, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 4th day of June, 2021.

Notary Public Judith C. Jacobs
My Commission Expires: 9-14-23

File No.: 202104038

