Karen Johnson Davidson County
Batch# 659922 DEEDWARR
06/18/2021 02:33:30 PM 2 pgs
Fees: $13.00 Taxes: $1,102.60
20210618-0082794

Send Tax Statements To:
~~New Owner~~ Atlantic Union Bank
1800 Robert Fulton Dr. Ste 350
Reston, VA 20191

This Instrument Prepared By/Return To:
JOHN G. MITCHELL, III
Attorney at Law
1535 W. Northfield Blvd., Unit 16
Murfreesboro, TN 37129

Name and Address of New Owner:
Megen Smith
119 Gordon Ter
Nashville, TN 37207

From Information Furnished By
The Parties

Map and Parcel 07104000300

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **BILLIE JEAN MATHENEY, UNMARRIED** has this day bargained and sold and does hereby transfer and convey unto, **MEGEN RAE SMITH, SINGLE WOMAN,** her heirs and assigns, forever, that certain parcel of real estate located in the 12th Civil District of Davidson County, State of Tennessee, within the corporate limits of the City of Nashville, and being described as follows, to-wit:

> Being Lot No. 27 and the easterly 20 feet of Lot No. 25 on the Map of John L. Gordon's Subdivision in the 12th Civil District, of record in Book 843, page 61, Register's Office for Davidson County.
>
> Said Lot and part of said Lot adjoin and front together 80 feet on the northerly side of Gordon Terrace and run back between parallel lines, the distance not being shown on said plan, to a dead line in the rear.
>
> Being the same property conveyed to Billie Jean Matheney, unmarried, by deed from Ora Mae Blunkall, widow, dated November 5, 1985, appearing of record in Book 6702, page 323, of the Register's Office of Davidson County, Tennessee.
>
> This conveyance is made subject to Declaration of Restrictions contained in instrument of record in Book 1380, page 221 and Book 6702, page 323; and to any and all matters shown on said plat and survey of record in Book 843, page 61; all of said Register's Office.
>
> THIS conveyance is subject to any and all existing easements and/or restrictions of record.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said **MEGEN RAE SMITH, SINGLE WOMAN,** her heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is unencumbered, except for the lien of the 2020 real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, their heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to and includes any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 24th day of November, 2020.

Billie Jean Matheney by Jere D. Jordan as Attorney in fact for Billie Jean Matheney

Billie Jean Matheney by Jere D Jordan,
as Attorney in Fact for Billie Jean Matheney

11/24/20

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JERE D. JORDAN , to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of BILLIE JEAN MATHENEY, and who acknowledged she executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL in Nashville, Tennessee, this the 24th day of November, 2020.

DOROTHY M SANDERS STATE TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES

DOROTHY M SANDERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-9-2023

NOTARY PUBLIC
My Commission Expires: 5-9-2023

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $298,000.00, which amount is equal to or greater than the Amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

SWORN to and subscribed before me,
this 24 day of November, 2020.

NOTARY PUBLIC
My Commission Expires: 5-9-2023

DOROTHY M SANDERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-9-2023

True Copy Certification

I, John Gleaves, 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.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Gabriel Lutz, a notary public for this county and state, John Gleaves, 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: 10/2/2023
Notary Seal (Ctrl+paper)

GABRIEL LUTZ NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY