(1) BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 679647 DEEDWARR
07/20/2021 10:33:48 AM 2 pgs
Fees: $13.00 Taxes: $849.89

20210720-0097029

STATE OF TENNESSEE
COUNTY OF _____
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $229,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

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
Maureen R. Mattingly	New OWNER	
(NAME)	(NAME)	
318 Doe Ridge Court		122010A39000CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(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, **We Lawrence L. Rochowiak, a married man and Wife, Linda Rochowiak**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Maureen R. Mattingly, an unmarried woman**, 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:

Land in Davidson County, Tennessee being Unit No. 56 in Woodland Point, Phase 9, a Private Element Horizontal (being the Property Regime Townhome Area at Woodland Point), located on Buck Run Drive and/or Antler Ridge Circle, Nashville, Davidson Tennessee, and County, described in a Declaration of Covenants, Conditions and restrictions for Woodland Point Townhomes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20001011-0101044, Register's Office for Davidson Tennessee (the County, "Original Declaration"), amended by First Supplementary Declaration of Covenants, Conditions and Restrictions for Woodland Point Townhomes of record as Instrument No. 20020725-0089575, said Register's Office (the "First Supplement and the original Declaration being collectively referred to as the "Declaration"), to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Woodland Phase IX, Point, a Private Element Horizontal Property Regime, contained in the said Declaration, the plan filed as Exhibit "B" to said First Supplement appearing at page 6 thereof, and Bylaws appended thereto as Exhibit "B" appearing at page 32 of the Declaration, said Original Register's Office are incorporated in this deed by reference and made part hereof the same as though copied herein.

Being the same property conveyed to Lawrence L. Rochowiak, married by Warranty Deed from Thomas Mathew and wife, Sosamma Mathew and Sogini Mathew, dated 08/10/2007 and recorded 08/24/2007, of record in Instrument 200708240101525, Register's Office for Davidson County, Tennessee.

The said Linda Rochowiak joins in this conveyance to waive any and all rights she has in said property.

All matters shown on the plat of record in Plat Book 11700, Page 66, in the Register's Office for Davidson County, Tennessee. All matters shown on the plat of record in Plat Instrument 200007130069314, in the Register's

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions recorded in Instrument 200006070056981, Instrument 200006120058346, Instrument 200010110101044, Instrument 200012050119722, Instrument 200207250089575, Instrument 200209040107261, in the Register's Office for Davidson County, Tennessee. Easement including terms and conditions thereof as recorded in Book 8332, Page 982, in the Register's Office for Davidson County, Tennessee. Easement including terms and conditions thereof as recorded in Instrument 200004190039023, in the Register's Office for Davidson County, Tennessee. Charter of record in Instrument 200010130102000, Register's Office for Davidson County, Tennessee. Charter of record in Instrument 200202220022863, 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 ☒ 318 Doe Ridge Court, Nashville, TN 37214

(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 16th day of July, 2021.

Lawrence L. Rochowiak

Linda Rochowiak

State of FLORIDA
County of Lee

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lawrence L. Rochowiak and Linda Rochowiak, 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 they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 16th day of July, 2021.

Notary Public: Amber Burress
My Commission Expires: March 6, 2023

AMBER BURRESS
MY COMMISSION # GG 308480
EXPIRES: March 6, 2023

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

AMBER BURRESS
MY COMMISSION # GG 308480
EXPIRES: March 6, 2023