THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 210535194

Karen Johnson Davidson County
Batch# 683435 **DEEDWARR**
07/26/2021 10:43:50 AM 2 pgs
Fees: $13.00 Taxes: $1,456.32

20210726-0099740

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $393,600.00.

Affiant

Subscribed and sworn to before me, this 22nd day of July, 2021.

Notary Public
My Commission Expires:

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Sarah Roberts Carlson and Erik Anders Carlson 317 Sarver Avenue Madison TN 37115	New Owner	Tax Parcel ID No. 043-01-0-107.00

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, **Matthew Eden, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Sarah Roberts Carlson and Erik Anders Carlson, wife and husband**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 33, as shown on the map entitled Section 1 Shannon Place Subdivision, of record in Plat Book 11190, page 55, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Patricia Waynick, unmarried and Michael Hackett, unmarried, by deed from Charles E. Rhoten, Carole Rhoten, married of record in Instrument No. 20060712-0083692, recorded on July 12, 2006, said Register's Office.

Being the same property conveyed to MATTHEW EDEN, by deed from PATRICIA ANN HACKETT and MICHAEL HACKETT, of record in Instrument No. 20210408-0046961 , dated April 5, 2021 , said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2021 and subsequent years for Map-Par. 043-01-0-107.00.

Matters shown on the Plan of record in Plat Book 11190, page 55, said Register's Office.

Restrictive Covenants contained in instrument of record in Book 11416, page 873, said Register's Office.

This is improved property located at 317 Sarver Avenue Madison TN 37115

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of July, 2021.

Matthew Eden

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Matthew Eden, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of July, 2021.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022