Karen Johnson Davidson County
Batch# 684470 DEEDWARR
07/27/2021 11:16:47 AM 2 pgs
Fees: $13.00 Taxes: $5,457.50

20210727-0100697

WARRANT

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc.
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Amelia Swanson
State of Tennessee Notary Public
Williamson County

MST 2021-1419

E OF TENNESSEE
ITY OF WILLIAMSON

UAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,475,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF July, 2021

Notary Public

MY COMMISSION EXPIRES: 4/24/2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eva M. Mathis	NEW OWNER	115-07-0-034.00
(NAME)	(NAME)	
626 Davidson Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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, WE, **Viviana M. Rueda and Michael Hejlesen,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Eva M. Mathis, unmarried,** 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:

Land in Davidson County, Tennessee, being Lot No. 39 on the Plan of Brook Meade, Section 1 of record in Plat Book 2133, Page 77, 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 Mary Julia Nelson Alfrey, a married woman and Samuel A. Alfrey, Jr., an unmarried man by Warranty deed from Tara E. Cavazos, married of record in Instrument No. 20180406-0032444 Register's Office for Davidson County, Tennessee, dated April 02, 2018 and recorded on April 06, 2018.

Being the same property conveyed to Samuel A. Alfrey, Jr., an unmarried man by Quitclaim deed from Mary Julia Nelson Alfrey, a married woman of record in Instrument No. 20190213-0013350 Register's Office for Davidson County, Tennessee, dated February 07, 2019 and recorded on February 13, 2019.

Being the same property conveyed to Viviana M. Rueda and Michael Hejiesen by Warranty deed from Samuel A. Alfrey, Jr., an unmarried man of record in Instrument No. 20190213-0013360 Register's Office for Davidson County, Tennessee, dated February 07, 2019 and recorded on February 13, 2019.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2021, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 2133, Page 77, Register's Office for Davidson County, Tennessee. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5297, Page 164, in the Register's Office for Davidson County, Tennessee.

This property, known as 626 Davidson Road, Nashville, TN 37205
(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 hand(s) this 26th DAY OF July, 2021.

Viviana M. Rueda

Michael Hejlesen

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Viviana M. Rueda and Michael Hejlesen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 26th day of July, 2021.

Notary Public

My commission expires: 4/24/2023

Amelia Swanson
State
(SEAL)
Of
Tennessee
Notary
Public
Williamson County