This Instrument Prepared by ~~and Return to~~:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $685,000.00.

Affiant

Subscribed and sworn before me this the 24th day of September, 2021.

Notary Public
My commission expires: 10/2/23

DAWN MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 728028 **DEEDWARR**
09/30/2021 12:35:06 PM 2 pgs
Fees: $13.00 Taxes: $2,534.50

20210930-0131707

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Jonathan David Hartwig 419A 36th Ave N Nashville, TN 37209	new owners	092-09-4C 002.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JOSH MATAS, AN UNMARRIED PERSON, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JONATHAN DAVID HARTWIG AND KATHLEEN HARTWIG, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit B, together with the common elements, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 419 36th Avenue North, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20160104-0000587, in the Register's Office for Davidson County, Tennessee, and being shown on Plat attached thereto as Exhibit "B", to which reference is hereby made for a more complete description of the property.

Being the same property conveyed to Josh Matas, an unmarried person, by deed dated 11/17/2016, from FPH Investments, G.P., a Tennessee General Partnership, of record in Instrument No. 20161122-0123142, Register's Office for said County.

NOTE: Although this property is commonly known as 419 "A" 36th Avenue North, the legal description is Unit "B".

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 419A 36th Ave N, Nashville, TN 37209.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: DNWR-21-419

Witness my hand this the 24th day of September, 2021.

Josh Matas

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Josh Matas, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 24th day of September, 2021.

My commission expires: 9-6-22

Notary Public

