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

CRT File No. 211138421

Karen Johnson Davidson County
Batch# 770452 DEEDWARR
12/09/2021 08:58:30 AM 3 pgs
Fees: $18.00 Taxes: $2,590.00
20211209-0163054

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $700,000.00.

Affiant

Subscribed and sworn to before me, this 6th day of December, 2021.

Notary Public
My Commission Expires: 3/3/25

CARRIE CALLAHAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Build Nashville, LLC. 601 44th Ave N. Nashville TN 37209	New Owner	Tax Parcel ID No. 115 06 0 071.00

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, **Nathan Matwijec, unmarried and Walter J. Matwijec, married, as joint tenants with right of survivorship** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Build Nashville, LLC*** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

* a Tennessee limited liability company

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Section Five, West Meade Estates of record in Plat Book 3106, Page 73, 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 Nathan Matwijec, unmarried, and Walter J. Matwijec, married, as joint tenants with the rights of survivorship, by Warranty Deed from Ray D. Scott, a single person, of record in Instrument No. 20151124-0119220, in the Register's Office of Davidson County, Tennessee, dated November 23, 2015 and recorded on November 24, 2015.

Said property was never the primary marital residence of Walter J. Matwijec.

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.

Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section Five, West Meade Estates, as recorded in Plat Book 3106, Page(s) 73.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 3399, Page 272; Amended in Book 3462, Page 281 and Book 4503, Page 111.

Record and Return To:
COMMERCE TITLE & ESCROW, LLC
513 3rd Avenue South
Nashville, TN 37210
File No.: RES-21-525

This is improved property located at 525 Clematis Drive Nashville TN 37205

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 and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 6th day of December, 2021.

Nathan Matwijec

Walter J. Matwijec

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 6th day of December, 2021.

Notary Public
My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022

Certificate of Authenticity

I, Adam LaFever, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on December 6, 2021

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Affiant Signature

12/6/21

Date

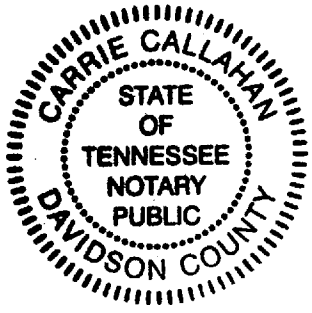
State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 6 day of December, 2021.

Notary's Signature

My Commission Expires: 3/3/25

Notary's Seal



File No. RES-21-525