Karen Johnson Davidson County
Batch# 785887 DEEDWARR
01/10/2022 11:55:30 AM 3 pgs
Fees: $18.00 Taxes: $850.63
20220110-0002683

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue, Suite 540
Nashville, TN 37203

P21-4104-WE

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $229,900.00.

Abby Mudd
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF DECEMBER, 2021.

Eileen K. Hopkins
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

EILEEN K. HOPKINS
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 2, 2023

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S):
PG Management, LLC	Regions Bank d/b/a Regions Mortgage	MAP:
922 A Gale Lane	2050 Parkway Office Circle	PARCEL: 172-12-0D-418.00-CO
Nashville TN 37204 (CITY) (STATE) (ZIP)	Birmingham AL 35244 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF NO DOLLARS AND NO/100 DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **JENNY MARIE MATTHAI, TRUSTEE OF THE JO ANN MATTHAI LIVING TRUST DATED FEBRUARY 22, 2020**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PG MANAGEMENT, LLC., a Tennessee Limited Liability Company**

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 Unit No. T-2 as shown on Exhibit B2 and B6 to the Supplemental Declaration of Charter, Easements, Covenants and Restrictions of the Residential Neighbourhood of Lenox Village, a Traditional Neighbourhood Development, Annexing Additional property to the Town Center Homes, a Horizontal Property Regime and Residential Neighbourhood (Section Two, the Town Center Homes) of record as Instrument Number. 20050324-0032209, in the Register's Office for Davidson County, Tennessee. Also being a part of the same property shown on the Plan of Section 2, The Town Center Homes at Lenox Village, of record as Instrument Number: 20050322-0031182 in said Register's Office.

Being the same property conveyed to JoAnn Matthai, an unmarried woman by Warranty deed from Regent Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20050811-0095331 Register's Office for Davidson County, Tennessee, dated August 09, 2005 and recorded on August 11, 2005. (Value of consideration shown in aforementioned deed $116,163.00.)

Being the same property conveyed to Jenny Marie Matthai, Trustee of the JoAnn Matthai Living Trust dated February 22, 2020 by Quit Claim deed from JoAnn Matthai of record in Instrument No. 20200305-0025090 Register's Office for Davidson County, Tennessee, dated February 22, 2020 and recorded on March 05, 2020.

This is UNIMPROVED ✠ IMPROVED property known as: **7235 Althorp Way, Nashville, TN 37211**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 the 30th day of December, 2021.

Jenny Marie Matthai Trustee

Jenny Marie Matthai, Trustee of the Jo Ann Matthai
Living Trust dated February 22, 2020

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jenny Marie Matthai, Trustee**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 30th day of December, 2021.

My Commission Expires: 10-2-2023

Notary Public

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

TRUE COPY CERTIFICATION

I, George E. Mudter, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on 12/30/21.

George E. Mudter, Jr.
Dated 12/30/21

State of Tennessee
County of Davidson

Personally appeared before me, Stacy L. Thomas, a notary public for this County and State, George E. Mudter, Jr., who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Stacy L. Thomas
Notary Public
Dated 12/30/21

My commission expires 10/2/2023

