WARRANTY DEED

Karen Johnson Davidson County
Batch# 801822 DEEDWARR
02/08/2022 02:03:26 PM 2 pgs
Fees: $13.00 Taxes: $1,424.50

20220208-0014531

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission

BS-KEYW-21-2117

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF JANUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Urban Dwell Homes, GP	New Owner	
(NAME)	(NAME)	
2117 Scott Avenue	203 East Point Dr	**072-11-0-203.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Nashville, TN 37216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **KEITH MATTHEWS,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **URBAN DWELL HOMES, GP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 2 on the Plan of S.W. Eastes Subdivision of record in Plat Book 1424, Page 44, 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 Eunice C. Matthews, a widow by Warranty deed from Odessa (Presley) Lay, unmarried of record in Instrument No. 20001229-0127189 Register's Office for Davidson County, Tennessee, dated December 22, 2000 and recorded on December 29, 2000.

Said Eunice C. Matthews having since died intestate on May 5, 2021, leaving Gwendolyn M. Johnson, Willie L. Matthews, Jr., Bolton Leroy Matthews, Arthur Lowell Matthews, Keith Matthews and Jacqueline Summerour as her sole heirs at law, as evidenced by Affidavit of Heirship of record in Instrument No. 20220125-0009205, Register's Office for Davidson County, Tennessee.

Said Bolton Leroy Matthews having since died intestate on June 2, 2021, leaving his spouse, Dollye Graham Matthews, as his sole heir at law, as evidence by Affidavit of Heirship of record in Instrument No. 20220125-0009205, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Keith Matthews by Quitclaim Deed from Gwendolyn M. Johnson, Willie L. Matthews, Jr., Dollye Graham Matthews, Arthur Lowell Matthews, and Jacqueline Summerour of record in Instrument No. 20220125-0009206, Register's Office for Davidson County, Tennessee, dated January 14, 2022 and recorded on January 25, 2022.

This conveyance is subject to:
- Taxes for the year 2022
- Subject to all matters shown on the Plan of record in Plat Book 1424, Page 44, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 1638, Page 361, in the Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2117 Scott Avenue, Nashville, Tennessee 37216**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 31st DAY OF JANUARY, 2022.

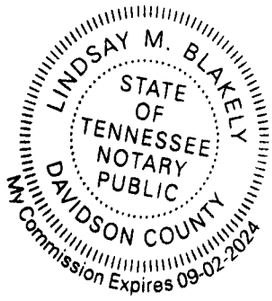
Keith Matthews

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KEITH MATTHEWS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowlecged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of January, 2022.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212