Karen Johnson Davidson County
Batch# 807848 DEEDWARR
02/17/2022 01:39:13 PM 2 pgs
Fees: $13.00 Taxes: $1,535.50

20220217-0018640

HILLARY D SECKMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

(Notary Stamp)

STATE OF Tennessee
COUNTY OF Williamson

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is Four Hundred Fifteen Thousand and no/100 Dollars ($415,000.00) which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Melody Campbell
Affiant

Subscribed and sworn to before me, on this 15 day of February, 2022.

Hillary D Seckman
Notary Public

My commission expires: 2-19-2024

This Instrument Was Prepared By:
Wes Weigel, Attorney
Westcott Law PLLC
109 Westpark Drive, STE 230
Brentwood, TN 37027
(615) 794-8780

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Tax Identification No.:
Guerrier Development, LLC	SAME AS NEW OWNER	050-02-0A-115.00
1115 Wilson Pike		
Brentwood, TN 37027		

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Shirdell Lauren Mattox,** an unmarried woman, "Grantor", has bargained and sold and by these presents does transfer and convey unto **Guerrier Development, LLC, a Tennessee limited liability company**, "Grantee", its successors and assigns, the following described real property located in Davidson County, Tennessee, being more particularly described as:

Lot No. 115 on the Plan of Belle Arbor PUD Phase 4 (Formerly known as Victory Village PUD) of record in Instrument No. 20180503-0042421, in the Register's Office of Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Shirdell Lauren Mattox, unmarried woman, by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Ryan Homes, of record in Instrument No. 20190604- 0053135, in the Register's Office of Davidson County, Tennessee, dated June 03, 2019 and

recorded on June 04, 2019.

This is improved property identified as **2508 Solomon Lane, Nashville, TN 37207**.

TO HAVE AND TO HOLD the said property, together with all improvements and appurtenances thereunto belonging unto the said Grantee, its successors and assigns forever.

AND GRANTOR DOES COVENANT with the said Grantee that she is lawfully seized and possessed of said property in fee simple, has a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except as follows: (1) Taxes and assessments for the year 2022 and subsequent years, not yet due and payable. (2) All matters appearing on the Final Plat Belle Arbor PUD, Phase 4 of record in Instrument No. 20180503-0042421, Register's Office of Davidson County, Tennessee. (3) Declaration of Restrictive Covenants for Belle Arbor Subdivision of record in Instrument No. 20100203-0008782, as corrected and amended in Instrument No. 20160225-0018112; as amended by Instrument No. 20171116-0117974; as corrected by Scrivener's Affidavit in Instrument No. 20171122-0119839; as amended by Instrument No. 20180105-0001817; as amended by Instrument No. 20190708-0066428; as amended by Instrument No. 20191112-0116482; as amended by Instrument No. 20210303-0027665; as amended by Instrument No. 20200804-0085685, Register's Office of Davidson County, Tennessee. (4) Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20160127-0007948, Register's Office of Davidson County, Tennessee. (5) Easement as set forth in Instrument of record in Book 6181, page 43, Register's Office of Davidson County, Tennessee. (6) Agreements for Dedication of Easement for Sanitary Sewers, Storm Drainage, Water Mains, and Appurtenances of record in Book 6218, page 217; Instrument No. 20160128-0008211; Instrument No. 20160128-0008261; Instrument No. 20170918-0095214; Instrument No. 20170918-0095216; Instrument No. 20171130-0122273, Instrument No. 20080513-0049052; Instrument No. 20100903-0070291, Register's Office of Davidson County, Tennessee. (7) Conveyance of Open Spaces of record in Instrument No. 20180410-0033776, Register's Office of Davidson County, Tennessee. (8) Subject to rights of others in and to common areas/elements. (9) Subject to lien for special assessments contained in DCCR's/Master Deed.

AND GRANTOR DOES FURTHER COVENANT and bind herself, her heirs and representatives, to warrant and forever defend the title to said property, to the said Grantee, its successors and assigns, against the lawful claims and demands of all persons whomsoever.

WITNESS my hand on this the 15 day of February, 2022.

Shirdell Lauren Mattox

STATE OF TENNESSEE)
COUNTY OF WILLLIAMSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Shirdell Lauren Mattox** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand, this the 15 day of February, 2022.

HILLARY D SECKMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

NOTARY PUBLIC

My Commission Expires: 2-19-2024