Name and Address of New Owner:
Keith Matthews
2103 Scott Avenue
Nashville, TN 37216

Send Tax Bills To:
Keith Matthews
2103 Scott Avenue
Nashville, TN 37216

This Instrument Prepared By:
Limestone Title & Escrow, LLC
580 Franklin Road
Suite 203
Franklin, TN 37069

Map & Parcel No: 022-00-0-143

Karen Johnson Davidson County
Batch# 817086 DEEDWARR
03/08/2022 09:03:30 AM 4 pgs
Fees: $23.00 Taxes: $728.90
20220308-0026034

WARRANTY DEED

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 legal sufficiency of which are hereby irrevocably acknowledged, **David Hand and Jennifer Hand, husband and wife** , "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Keith Matthews, married,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being more particularly described as follows:

TRACT ONE: Being a portion of the James C. Stanfield et ux property (D.B. 3102, page 223, RODCT), located in the 14th Civil District of Davidson County, Tennessee, and being described as follows: Beginning at a point of White's Creek Pike, said point being the NE corner of Tract No. 2 of this survey; thence with said Tract North 84 deg. 23 min. West 1002.07 feet to an iron pin in the Gupton line; thence with said Gupton line North 20 deg. 24 min. West 210.83 feet to an iron pin; thence with Tract No. 4, South 80 deg. 22 min. East 993.05 feet to a point in the center of White's Creek Pike; thence with the center of said Pike South 36 deg. 11 min. East 150.00 feet to the beginning, by survey of Richardson-Morris Co., 5/16/73.

TRACT TWO: Land lying in the 14th Civil District of Davidson County, Tennessee, and being a part of the James C. Stanfield et ux property (D.B. 3102, page 623, RODCT), described as follows: Beginning at a point in the center of White's Creek Pike, a corner with a 3 acre tract; thence with said 3 acre tract South 49 deg. 59 min. West 135.56 feet to an iron pin; thence with said North 85 deg. 08 min. West 884.75 feet to an iron pin in Gupton's line; thence with Gupton North 20 deg. 24 min. West 203.75 feet to an iron pin; thence South 84 deg. 23 min. East 1002.07 feet to the point in the center of White's Creek Pike; thence with the center of said White's Creek Pike South 36 deg. 11 min. East 100.00 feet to the beginning as per survey of Richardson-Morris Company, 5/10/73.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE is that portion of the above-described properties heretofore conveyed to Everett G. Crow by deed of record in Book 4730, page 11, RODCT, described as follows:

Being a tract of land lying in the 14th Civil District of Davidson County, Tennessee, and being a part of the James C. Stanfield et ux property (D.B. 3102, page 623, RODCT), and described as follows: Beginning at a point in the center of Whites Creek Pike, said point being the NE corner of a three acre tract owned by Crowe; thence with said three acre tract South 49 deg. 55 min. West 135.56 feet to an iron pin; thence with same North 85 deg. 08 min. West 884.75 feet to an iron pin in Gupton; thence North 20 deg. 24 min. West 11. 71 feet to a point in the division line; thence with said division line South 85 deg. East 1026 feet to a point in the center of White's Creek Pike; thence with the center of said White's Creek Pike South 36 deg. 11 min. East 3.18 feet to the beginning as per survey of Richardson-Morris Co. dated 6/19/73. (The two lots are contiguous)

Property more commonly known as 5234 Whites Creek Pike, Nashville, TN 37189.

Being the same property conveyed to David Hand and Jennifer Hand, husband and wife from Barbara J. Smyth, unmarried, by Warranty Deed dated 04/28/2015 and recorded 04/30/2015 in Instrument No. 20150430-0039038, Register's Office of said County.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 23rd day of February, 2022.

_____(SEAL)
Jennifer Hand

_____(SEAL)
David Hand

STATE OF Colorado
COUNTY OF El Paso

On this 23rd day of February, 2022, before me personally appeared Jennifer Hand and David Hand, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 23rd day of February, 2022.

_____
Notary Signature
My commission expires: 11/26/25

RENE E WHITLEY
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 19954019471
MY COMMISSION EXPIRES NOV 26, 2025

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $197,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF ~~TENNESSEE~~ Colorado
COUNTY OF ~~WILLIAMSON~~ El Paso

Sworn to and subscribed before me this 23rd day of February, 2022.

Notary Signature
My commission expires: 11/26/25

RENE E WHITLEY
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 19954019471
MY COMMISSION EXPIRES NOV 26, 2025

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 2/28/22 (date of document).

Jennifer L. Pennell

2/28/22

Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 23 day of February, 2022.

Katherine Warren

Notary's Signature

My Commission Expires: 4-13-22

Notary's Seal

