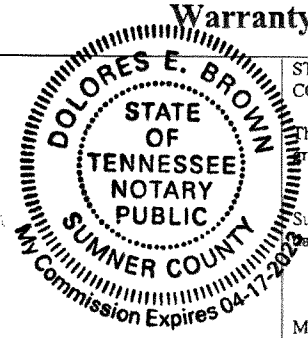
Karen Johnson Davidson County
Batch# 822700 DEEDWARR
03/15/2022 02:59:30 PM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20220315-0030161

# Warranty Deed




STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $320,000.00

Affiant

Subscribed and sworn to before me, this the 28th day of February, 2022.

Notary Public

My commission expires: 4/17/2023

**THIS INSTRUMENT WAS PREPARED BY**
**WAGON WHEEL TITLE**
**204 SOUTH 11TH STREET**
**NASHVILLE, TN 37206**
**615.650.5100**

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map/Parcel Numbers: |
|---|---|---|
| Devonia Adeyemo and Milton Carter | New Owner(s) | 080-12-0-068.00 |
| 3204 Mexico Drive | | |
| Nashville, TN 37218 | | |

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JUSTIN MATEJCEK, A SINGLE MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DEVONIA ADEYEMO, UNMARRIED, AND MILTON CARTER, UNMARRIED AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Lot No. 61 on the Plan of Bordeaux Hills, Section Four, of record in Book 3600, Page 49, 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 Justin Matejcek by Warranty deed from Federal Home Loan Mortgage Corporation of record in Instrument No. 20140718-0063793 Register's Office for Davidson County, Tennessee, dated June 19, 2014 and recorded on July 18, 2014.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 3204 Mexico Drive, Nashville, TN 37218, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 28th day of February, 2022.

**Justin Matejcek**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal this 28th day of February, 2022.

Notary Public

My Commission Expires: 6/12/2023

OFFICIAL STAMP
MICHAEL E HERZOG
NOTARY PUBLIC - OREGON
COMMISSION NO. 988436
MY COMMISSION EXPIRES JUNE 12, 2023

**Tennessee Certification of Electronic Document**

I, Jessica Gebhart, 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 2/28/2022 (date of document).

Jessica Gebhart
Affiant Signature

3/8/2022
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8 day of March, 2022

Notary's Signature

MY COMMISSION EXPIRES: 03/07/2023

NOTARY'S SEAL

