Karen Johnson Davidson County
Batch# 826706 DEEDWARR
03/23/2022 09:43:30 AM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20220323-0033212

WARRANTY DEED

Chelsea N Shores State Of Tennessee Notary Public Rutherford County My Commission Expires 12-18-2022

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $550,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 03/14/2022.

NOTARY PUBLIC

MY COMMISSION EXPIRES 12/18/2022

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2022-3222

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Taylor Katherine Eickenhorst	CapStar Bank	072-09-2I-001-00
913A Spain Ave	2002 Richard Jones Rd, suite A300	
Nashville, TN 37216	Nashville, TN 37215	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Michael J. Matts AND Adelaide B. Denman-Matts, husband and wife

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Taylor Katherine Eickenhorst, a single woman

HEREINAFTER CALLED THE GRANTEE(S), 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 A, as established in Declaration of Covenants, Conditions and Restrictions for Homes at 913 Spain Avenue, a Horizontal Property Regime with Private Elements of record at Instrument Number 20160201-0009743, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Michael J. Matts, an unmarried man, and Stephen D. Matts, a married man, as joint tenants with rights of survivorship, by deed dated 06/14/2016, and recorded 06/20/2016, from Donald Alford and Wendy Alford, husband and wife, of record in Instrument Number 20160620-00692378 and Being the same property conveyed to Michael J. Matts and Adelaide B. Denman-Matts, husband and wife, by deed dated 09/16/2020, and recorded 09/23/2020, from Stephen D. Matts, a married man, and Michael J. Matts, a married man, of record in Instrument Number 20200923-0109059, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2022 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 913A Spain Ave., Nashville, TN 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 GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on March 14, 2022.

Michael J. Matts

Adelaide B. Denman-Matts

STATE OF TENNESSEE

COUNTY OF Rutherford

Personally appeared before me, a Notary Public of said County and State, Michael J. Matts and Adelaide B. Denman-Matts, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this March 14, 2022.

Notary Public

Chelsea N Shores
State Of Tennessee Notary Public
Rutherford County
My Commission Expires 12-18-2022

My Commission Expires: 12/18/2022

File #: 2022-3222

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

270 Franklin Road, Suite 160

Brentwood, TN 37027

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law on 3/14/22

GEORGE E. MUDTER, JR.
Dated 3/14/22

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 acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dated 3/14/22
Notary's Signature
My Commission Expires: 10/2/2023
Notary Seal:

