Karen Johnson Davidson County
Batch# 843048 DEEDWARR
04/20/2022 10:57:30 AM 3 pgs
Fees: $18.00 Taxes: $721.50
20220420-0045646

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ONE HUNDRED NINETY-FIVE THOUSAND AND 00/100 (195,000.00). Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31st day of March, 2022. Notary Public MY COMMISSION EXPIRES: 9-8-25 (AFFIX SEAL)

JENNIFER C COLLINS
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON

This Instrument Prepared By:
Collins Legal, PLC
414 Union Street, Suite 1110, Nashville, Tennessee 37219

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
Jeffrey Mathews (NAME)	**NEW OWNER** (NAME)	**025 12 0 022.00**
716 Dickerson Pike **Goodlettsville, TN 37072** (ADDRESS)	_____ _____ (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 31st day of March, 2022, the undersigned, **NORMAN RYAN CARNEY, A SINGLE MAN**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **JEFFREY MATHEWS, A SINGLE MAN** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **716 DICKERSON PIKE, GOODLETTSVILLE, TN 37072** and more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 10 on Clark Place Section Two, at Goodlettsville, Tennessee, a plat of which is of record in Book 2083, Page 64, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of said lot.
>
> Being the same property conveyed to Ryan Carney, A Single Man or whose Spouse has no Interest, by Warranty Deed from Jennifer Britt Smith, A Single Woman or whose Spouse has no Interest, of record in Instrument No. 20210120-0008600, in the Register's Office of Davidson County, Tennessee, dated January 15, 2021 and recorded on January 20, 2021.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

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

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.

IN WITNESS WHEREOF, this instrument has been executed this 31st day of March, 2022.

GRANTOR: ~~Norman~~ Ryan Carney

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **Norman Ryan Carney**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 31st day of March, 2022.

Notary Public

9-8-2025
My Commission Expires

GROVER C COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, GROVER COLLINS, 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 April 1, 2022.

Affiant Signature

04/01/2022
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 1ST day of April, 2022.

Notary Public

Notary's Seal:

