Karen Johnson Davidson County
Batch# 858278 DEEDWARR
05/18/2022 02:15:30 PM 3 pgs
Fees: $18.00 Taxes: $2,146.00
20220518-0057642

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $580,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF MAY, 2022.

Notary Public

MY COMMISSION EXPIRES: 06-14-25
(AFFIX SEAL)

FAITH L. LOWE
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

T-CL-22-4052

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Michelle Weiler Mathiesen	**New Owner**	
(NAME)	(NAME)	**141-06-0C-089.00-CO**
4052 Stonybrook Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **GOKHAN GOKALP, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MICHELLE WEILER MATHIESEN, A MARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 84 on the Plan of Final Plat, Riverbridge Community, Phase 1B of record in Plat at Instrument No. 20030709-0094605, 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 Gokhan Gokalp by Warranty deed from Destiny B. Smith and Marcus Smith, wife and husband of record in Instrument No. 20080327-0030578 Register's Office for Davidson County, Tennessee, dated March 20, 2008 and recorded on March 27, 2008.

This conveyance is subject to:
- Taxes for the year 2022 and thereafter, not yet yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20030709-0094605, Register's Office of Davidson County, Tennessee.
- Boundary Plat of record in Instrument Number 20020709-0082561, in the Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20030205-0016044, amended in Instrument No. 20030303-0027396 and Instrument No. 20030806-0111893 and Instrument No. 20090317-0023975 and 20030205-0016032, Register's Office for Davidson County, Tennessee, but omitting anycovenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
- By-Laws of record in Instrument Number 20030218-0020999, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20030218-0020998, in the Register's Office for Davidson County, Tennessee.
- Stormwater detention easement of record in Instrument Number 20021217-0155374, in the Register's Office for Davidson County, Tennessee.
- Utility easement of record in Book 9443, Page 947, in the Register's Office for Davidson County, Tennessee.

- Easement of record in Book 1298, Page 244, in the Register's Office for Davidson County, Tennessee.
- Agreement for dedication of public utilities easement of record in Book 7601, Page 415, in the Register's Office for Davidson County, Tennessee.
- Open Spaces of record in Instrument Number 20030806-0111892, Instrument No. 20030303-0027395 and Instrument No. 20030303-0027398, in the Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **Improved** property known as: **4052 Stonybrook Drive, Nashville, Tennessee 37221**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that 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 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 GRANTEE(S), 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/our hand(s) this the 10 DAY OF MAY, 2022.

Gokhan Gokalp

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 10th of May, 2022.

Notary Public
My Commission Expires:
(SEAL)

ADAM H. [illegible] NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 6/30/2025 DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Kaylyn Lewis, 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 May 10, 2022.

Custodian's Signature

5/10/22
date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 10th day of May, 2022.

Notary Public

FAITH L. LOWE
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES: 6.14.25