Karen Johnson Davidson County
Batch# 862022 DEEDWARR
05/24/2022 02:08:39 PM 2 pgs
Fees: $13.00 Taxes: $1,850.00
20220524-0060247

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #22-1180

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John M. Mattingly, unmarried man**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Alexandro Vergara and Jordan Sanders Vergara, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Being Lot No. 8, Section 2, Phase 2, on the plan of Harpeth Village, a Planned Unit Development, of record in Instrument No. 20080618-0062694, and further described in the Addendum to Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20090123-0006190, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to John M. Mattingly, unmarried by Quitclaim deed from John M. Mattingly and Kelly A. Mattingly, dated July 26, 2021, of record in Inst. No. 20210727-0100616, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John M. Mattingly and Kelly A. Mattingly, husband and wife by deed from Jessica Greenfield, unmarried, dated September 21, 2017, of record in Inst. No. 20170928-0099175, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 815 Silkwood Drive, Nashville, TN 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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Alexandro Vergara	Y-12 Federal Credit Union	156-05-0A-008.00
815 Silkwood Drive	PO Box 961292	
Nashville, TN 37221	Fort Worth, TX 76161	

WITNESS THE EXECUTION HEREOF this 20th day of May, 2022.

John M. Mattingly

State of Tennessee)
County of Davidson)

On this 20th day of May, 2022, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named John M. Mattingly, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5/5/2025

TAMI A. BOSCHEE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 05/05/2025

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 500,000.00.**

Affiant

Sworn and subscribed before me on this the 20th day of May, 2022.

Notary Public

My Commission Expires: 5/5/2025

TAMI A. BOSCHEE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 05/05/2025