WARRANTY DEED

Karen Johnson Davidson County
Batch# 870081 DEEDWARR
06/13/2022 02:05:30 PM 3 pgs
Fees: $18.00 Taxes: $2,238.50
20220613-0067080

File No.: RES-22-220

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $605,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13rd day of June, 2022.

Notary Public

MY COMMISSION EXPIRES: 11/25/22
(AFFIX SEAL)

MELISSA R. SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
513 3rd Avenue South, Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles Moore and Eileen Moore	**New Owner**	104 02 0X 220.00 CO
(NAME)	(NAME)	
220 31st Avenue North Nashville, TN 37203		
(ADDRESS)	(ADDRESS)	

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, I/WE, **DAVID BAXTER MATTHEWS AND WIFE, STEPHANIE ANNE HART**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **CHARLES MOORE AND EILEEN MOORE, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs 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 Unit No. 220, together with the appurtenant interest in the common elements of The Row at 31st Condominiums, a horizontal property regime established by Master Deed, of record in Instrument No. 20030430-0057670, as corrected in Instrument No. 20040203-0012935; as amended in Instrument No. 20040206-0014724, Instrument No. 20040615-0070764, Instrument No. 20040915-0111215, Instrument No. 20080425-0042359, Instrument No. 20130204-0011323, Instrument No. 20171109-0115339 (subject to Scrivener's Affidavit recorded in Instrument No. 20180501-0041173), in the Register's Office of Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed.

Being the same property conveyed to David Baxter Matthews from Martin Lewis and Elizabeth Lewis, by Warranty Deed dated September 10, 2015, recorded September 17, 2015, in Instrument No. 20150917-0094677, in the Register's Office of Davidson County, Tennessee.

Stephanie Anne Hart joins this conveyance for the express purpose of relinquishing all her right, title and interest to said property, marital or otherwise.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is **improved** property, known as 220 31st Avenue North, Nashville, TN 37203
(House Number) (Street) (City or Town) (State) (Postal Zip)

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, 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 3rd day of June, 2022

David Baxter Matthews

Stephanie Anne Hart

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of June, 2022, before me personally appeared David Baxter Matthews and Stephanie Anne Hart, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 3rd day of June, 2022.

Notary Signature
My commission expires: 3/3/25

CARRIE CALLAHAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Sarah Lile, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 6.3.22.

Affiant Signature

6.3.22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 3 day of June, 2022

Notary Signature

My Commission Expires: 11/8/22

