Karen Johnson Davidson County
Batch# 880323 DEEDWARR
06/29/2022 08:29:30 AM 3 pgs
Fees: $18.00 Taxes: $814.00
20220629-0074802

WARRANTY DEED

MARY KATHRYNE LAWSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/09/2026
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS TWO HUNDRED TWENTY THOUSAND AND 00/100 (220,000.00)

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 24TH DAY OF JUNE, 2022

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

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)
Isaac Bratkovich (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 24th day of June, 2022, the undersigned, **JEFFREY MATHEWS, AN UNMARRIED MAN**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **ISAAC BRATKOVICH, A MARRIED 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 Jeffrey Mathews, a single man, by Warranty Deed from Norman Ryan Carney, of record in Instrument No. 20220420-0045646, in the Register's Office for Davidson County, Tennessee, dated March 31, 2022 and recorded on April 20, 2022.

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 24th day of June, 2022.

GRANTOR: Jeffrey Mathews

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **JEFFREY MATHEWS**, 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 24th day of June, 2022.

Notary Public

My Commission Expires

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY

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 June 24, 2022.

Affiant Signature

06/24/22
Date

State of Tennessee County of Davidson Swom to and subscribed before me this 24th day of June, 2022.

Notary Public

Notary's Seal:

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY