Karen Johnson Davidson County
Batch# 885376 DEEDWARR
07/07/2022 11:09:30 AM 3 pgs
Fees: $18.00 Taxes: $2,536.55
20220707-0078403

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
206 Gothic Court, Suite 300
Franklin, TN 37027

Jill Neely
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $685,555.00

Affiant

Subscribed and sworn to before me this 28 day of June 2022.

Notary Public
My commission expires: 01-06-2025

Address of New Owner:	Send Tax Bills to:	Tax Information
Matthew Rumford 4735 Timberhill Dr Nashville, TN 37211	NEW OWNER 4735 TIMBERHILL DR. NASHVILLE TN 37211	146-04-0-012.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Amanda Carroll and Anthony Carroll, wife and husband,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Matthew Rumford, an unmarried man,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 795, on the Plan of Section Thirteen, Caldwell Hall, of record in Book 3300, page 66, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.
>
> Being the same property conveyed to Amanda Slowey, unmarried, by Warranty Deed from Steve S. Slowey and wife, Jennie Slowey, dated August 16, 2013 of record as Instrument No. 20130821-0088001, Register's Office for Davidson County, Tennessee. Further, being the same property conveyed to Amanda Carroll and Anthony Carroll, wife and husband, by Quitclaim Deed from Amanda Carroll (formerly known as Amanda Slowey) dated May 20, 2021 of record as Instrument No.20210607-0075841, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises. Subject to the easements and restrictions of record in the Register's Office for Davidson County, Tennessee.

This property is improved property known as 4735 Timberhill Dr, Nashville, TN 37211

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this the 22nd day of June, 2022.

Anthony Carroll

Amanda Carroll

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal at Franklin, Tennessee, this the 22nd day of June, 2022.

Notary Public

My Commission expires: 6-17-2024

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

FILE NO: 2022057448

Certificate of Authenticity

I, Allison Taylor, 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.

Date

Affiant Signature

6/28/2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 28 day of June, 2022.

Notary's Signature

My Commission Expires: 1/3/23

Date

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary's Seal (if on paper)