Karen Johnson Davidson County
Batch# 887153 DEEDWARR
07/11/2022 01:44:30 PM 4 pgs
Fees: $23.00 Taxes: $1,221.00
20220711-0079525

New owner

Prepared By:	Record and Return To:	Mail Tax Statements to:
VidmarLaw, LTD John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221	**CHURCHILL TITLE SOLUTIONS** 4501 Charlotte Park Drive Suite 120 Charlotte, NC 28217	Vincent Vogelaar and Emily Vogelaar 2921 Old Franklin Road Apt.1016 Antioch, TN 37013

Order Number: CTSL-102454TN

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Daniel J. Matherne and Nancy S. Matherne, Husband and Wife**, for Three Hundred Thirty Thousand Dollars and 00/100 ($330,000.00) and other valuable consideration paid, warrants the title against all persons claiming whomsoever and does hereby convey unto the Grantee(s), **Vincent Vogelaar and Emily Vogelaar, Husband And Wife,** whose address is 2921 Old Franklin Road Apt.1016 Antioch, TN 37013, the following described real property located in Davidson County, State of Tennessee and further described as follows:

Being Lot No. 473 on the Plan of Towne Village of the Country, Section 5, of record in Plat Book 6250, Page 783 and 784, Register's Office for said County, to which reference is made for a more complete description.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

The Grantor does hereby covenant with the Grantee(s) that it is lawfully seized of the above described real estate, that it has good right to sell and convey the said real property and that the property is unencumbered except as to:

All easements, restrictions, and matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel number: 150-08-0-081.00-02DX 05244
Street address of property: 3557 Country Way Road, Antioch, TN 37013

Prior Instrument References by which Grantor(s) acquired title: Book 8119 Page 891 in the Register's Office, Davidson County, Tennessee.

Signed this 8th day of July, 2022.

Signature of Grantor(s):

Daniel J. Matherne

Nancy S. Matherne

STATE OF Tennessee, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 8th day of July, 2022, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Daniel J. Matherne and Nancy S. Matherne known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be their free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

DIONNE CARVER
TENNESSEE NOTARY PUBLIC
My Comm Exp. Dec 21, 2024
COUNTY OF WILLIAMSON

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

County Parcel number: 150-08-0-081.00-02DX 05244
Street address of property: 3557 Country Way Road, Antioch, TN 37013

Oath of Consideration

I or we, DANIEL J. MATHERNE Nancy S. Matherne the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $330,000.00, which amount is equal to or greater

than the amount which the property transferred would command at a fair and voluntary sale.

Signed this 8th day of July, 2022.

Signatures of Affiant(s):

Sworn and subscribed before me this 8th day of July, 2022.

Notary Public

DIONNE CARVER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
Dec 21, 2024
COUNTY OF WILLIAMSON

Certificate of Authenticity

I, Ana Valentina Gomez, 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 his electronic document is a true and exact copy of the original document executed and authenticated according to law on July 08th, 2022.

Date

Ana V Gomez

Affiant Signature

07/11/2022

Date

State of NC

County of Mecklenburg

Sworn to and subscribed before me this 11 day of July, 2022.

Amanda Simpson

Notary's Signature

Amanda Simpson
NOTARY PUBLIC
Union County
North Carolina
My Commission Expires 06/03/2026

My Commission Expires: 06/03/2026

Date

Notary's Seal (if on paper)