WARRANTY DEED

Karen Johnson Davidson County
Batch# 890806 DEEDWARR
07/19/2022 10:27:30 AM 3 pgs
Fees: $18.00 Taxes: $4,458.50
20220719-0082597

Sheila McCord
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County, TN

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,205,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JULY, 2022.

Notary Public

MY COMMISSION EXPIRES: 2/1/23

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Matana Co., LLC	Matana Co., LLC	M/P 117152A004.00
(NAME) 4510 Harpeth Hills Drive	(NAME) 4510 Harpeth Hills Drive	
(ADDRESS) Nashville, TN 37215	(ADDRESS) Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 ***Matthew C. Barker and Hannah Barker, husband and wife***, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto ***Matana Co., LLC, a Tennessee Limited Liability Company,*** hereinafter called the GRANTEE(S), his/her/their assigns, a 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. 4 on the Plan of Glen Echo Cottages, a Townhouse Planned Unit Development (Horizontal Property Regime with Private Elements), filed as Exhibit "B" to and established by the Declaration of Protecive Covenants, Conditions, and Restrictions of record in Instrument No. 20140414-0031069, in the Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit(s) as set forth in the Declaration, reference to which is hereby made for a more complete and detailed description.

Being the same property conveyed to Matthew C. Barker, single man by Warranty Deed from Matthew Irwin and Chantel Irwin, husband and wife, dated 07/14/2020, of record in Instrument 202007200079272, Register's Office for Davidson County, Tennessee.

Hannah Barker, spouse of Matthew C. Barker, joins in the execution of this Instrument for the purpose of conveying any interest, marital or otherwise, she may have to the property described above.

This conveyance is subject to the following: Taxes for 2022 and subsequent years, a lien not yet due and payable; All matters shown on the plat of record in Plat Book 1424, Page 37, in the Register's Office for Davidson County, Tennessee; Covenants, conditions, easements and restrictions recorded in Instrument 201404140031069, Instrument No. 201506150056310, Instrument No. 201506190059122, Instrument No. 201506220059380, Instrument No. 201603290029343; Easement for Water Line of record in Book 1515, Page 192, in the Register's Office for Davidson County, Tennessee; Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 201404230034204, in the Register's Office for Davidson County, Tennessee; Agreement for Dedication of Easement and/or Public Street Right-of-Way of record in Instrument No. 201405190042931, in the Register's Office for Davidson County, Tennessee; Easements of record in Instrument No. 201502250016010 and Instrument No. 201502250016048, Register's Office for Davidson County, Tennessee; Rights of others under the terms and conditions contained in the Charter of record in Instrument 201204090030000, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 1709A Glen Echo Road, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (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 GRANTEE(S), his/her/their 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), his/her/their 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.

Effective the 15th day of July, 2022.

Matthew C. Barker

Hannah Barker

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Matthew C. Barker and Hannah Barker, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 15th day of July, 2022.

Notary Public:
My Commission Expires: 3.8.2025



RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

$3.00 E-RECORDING PAGE FEE

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour do hereby make oath that I am a licensed attorney and/or 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 7-15-22.

Tracey Trumphour
Affiant
Date: 7-15-22

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 15 day of July, 2022

Liz Davis
Notary Public

My Commission Expires: 3-8-2025

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY