Karen Johnson Davidson County
Batch# 899178 DEEDWARR
08/04/2022 04:00:30 PM 3 pgs
Fees: $18.00 Taxes: $1,757.50
20220804-0089029

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 220741885

TIFFHANY WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $475,000.00.

Affiant

Subscribed and sworn to before me, this 4th day of August, 2022.

Notary Public
My Commission Expires: 5/9/2026

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Mark Simonton, Jr. and Brittan Allison 298 Garner Avenue Madison TN 37115	New Owner	Tax Parcel ID No. 043 05 0 187.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Matthew G. Eden, unmarriedP** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mark Simonton, Jr. and Brittan Allison, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 39 and the East one-half of Lot No. 40, of Block "B", on the Map of Overlook Estates, as of record in Book 843, Page 105, in the Register's Office for said County.

Said Lot and said part of lot adjoin and front together 75 feet on the South side of Garner Street and run back between lines 148.6 feet on the East line of Lot No. 39 and 147 feet, more or less, on the West line of part of Lot No. 40, to a dead line in the rear on which they measure 75 feet.

Being the same property conveyed to Matthew G. Eden, an unmarried man, by Warranty Deed from Rebuilt Realty LLC, a Kentucky Limited Liability Company, of record in Instrument No. 20210804-0104934, in the Register's Office of Davidson County, Tennessee, dated June 11, 2021 and recorded on August 04, 2021.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2022 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Overlook Estates, as recorded in Plat Book 843, Page(s) 105.

This is improved property located at 298 Garner Avenue Madison TN 37115

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 3rd day of August, 2022.

Matthew G. Eden

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Matthew G. Eden, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

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

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 06-09-2026

TRUE COPY CERTIFICATION

I, Tifphany Wilson, 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 August 4, 2022.

Signature
Date: August 4, 2022

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 4th day of August, 2022 personally appeared before me, a notary public for the State aforesaid, Tifphany Wilson, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 03/15/2025

CARSON TURNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD