Karen Johnson Davidson County
Batch# 902006 DEEDWARR
08/11/2022 11:02:24 AM 2 pgs
Fees: $13.00 Taxes: $4,107.00
20220811-0091364

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P22-4984-WE

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

STATE OF TENNESSE
COUNTY OF DAVIDS

THE ACTUAL CONSIDER
IS GREATER, FOR THIS TRANSFER IS $ 1,110,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF AUGUST, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ASHLEY SCHAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMMISSION EXPIRES MARCH 06, 2024

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christian Poling	New owner	
1045 Ridgeview Dr		145-08-0-005.00
Nashville, TN 37220		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Heinrich J.G. Matthies and Dawn S. Matthies, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Christian Poling, an unmarried man**

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND 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 Lot No. 11 on the Plan of Lealand Manor, Third Addition, a part of the Overton Lea Estate, not of record, described according to a survey made by William A. Pitts, Surveyor, as follows:

Beginning on the Southerly margin of Ridgeview Drive at the Northeast corner of the property conveyed to William Roy Baker, Jr., and wife, by deed from F. N. McNeill, Jr., Executor and Trustee, as of record in Book 1855, Page 302, Register's Office, being the corner of Lots No. 11 and 12; thence with the line between said two lots, Southwardly 380.9 feet; thence South 45 Degrees 55 Minutes East 21 feet; thence South 42 Degrees 22 Minutes East 134.75 feet to the corner of Lots Nos. 10 and 11; thence with the line between said two lots, Northwardly 399.4 feet to the Southerly margin of Rigeview Drive; thence with the same, Westwardly 199.77 feet to the beginning, containing 1.46 acres, more or less.

Being the same property conveyed to Heinrich J. G. Matthies and Dawn S. Matthies, husband and wife by Special Warranty Deed from Fannie Mae A/K/A Federal National Mortgage Association of record in Instrument No. 20120103-0000278 Register's Office for Davidson County, Tennessee, dated January 03, 2012 and recorded on January 03, 2012.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **1045 Ridgeview Dr, Nashville, TN 37220**

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, their heirs and assigns forever; and we do covenant with the said GRANTEE 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, his 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 our hands this the 9th day of August, 2022.

Heinrich J.G. Matthies by James A. Waechter, attorney-in-fact

Dawn S. Matthies by James A. Waechter, attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **James A. Waechter** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Heinrich J. G. Matthies and Dawn S. Matthies, as their Attorney in Fact, as the free act and deed of the within named Heinrich J. G. Matthies and Dawn S. Matthies.

Witness my hand and official seal this the 9th day of August, 2022.

My Commission expires 1-6-25

M. Catherine Clearwaters
Notary Public

M. CATHERINE CLEARWATERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY