Return To: Perrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027

KRISTEN JACOBY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 904392 DEEDWARR
08/17/2022 10:41:36 AM 2 pgs
Fees: $13.00 Taxes: $2,368.00

20220817-0093177

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is **$649,000.00.**

Affiant

Subscribed and sworn to before me, this the 15th day of August, 2022.

Notary Public

My commission expires: 9-30-2024

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Blakeley D. Matthews	**Blakeley D. Matthews**	**143-02-0A-011.00-CO**
592 Harpeth Trace Dr	**592 Harpeth Trace Dr**	
Nashville, TN 37221	**Nashville, TN 37221**	

FOR AND IN 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,

James W. Deming and wife, Lynne M. Deming

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Blakeley D. Matthews, an unmarried man

HEREINAFTER CALLED THE GRANTEES, THEIR 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 Phase Three, Harpeth Trace Estates of record in Plat Book 5200, Page (s) 751 through 753, inclusive, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James W. Deming and wife, Lynne M. Deming by Warranty deed from Lindsay N. Cashion, III and wife, Julia Cashion of record in Instrument No. 20040916-0111706 Register's Office for Davidson County, Tennessee, dated September 15, 2004 and recorded on September 16, 2004.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved (__X__) Unimproved (____) property known as **592 Harpeth Trace Dr, Nashville, TN 37221**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 Grantees, 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/our hand(s) this 15th day of August, 2022.

Lynne M. Deming

Lynne M. Deming

James W. Deming

James W. Deming

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared **James W. Deming and Lynne M. Deming**, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that sthey executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **15th** day of **August, 2022.**

Kim Sewell

Notary Public

My Commission Expires: 8-7-23

KIM SEWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY