(1)

Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

WARRANTY DEED

SHANNON R. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 03/17/2024

State of Tennessee
County of ~~Davidson~~ Williamson

The actual consideration or value, whichever is greater, for this transfer is **$550,000.00**

Affiant

Subscribed and sworn to before me, this the 12th day of August, 2022.

Notary Public

My commission expires: 3.17.2024
(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 904421 DEEDWARR
08/17/2022 11:05:42 AM 2 pgs
Fees: $13.00 Taxes: $2,035.00

20220817-0093217

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Joshua Kassel **Madeline Kassel**	New owners	**Map 061-11-1 Parcel 106.00**
1009 Matthews Ave		
Nashville, TN 37216		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Jonathan Daniel Rhodes and Sarah Marie Wiley, husband and wife

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

Benjamin Colleen
Joshua Kassel and Madeline Kassel, husband and wife

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. 19 on the Plan of Resubdivision of Lot Nos. 11 to 17, inclusive in I.C.McMahans Maplewood Tract, of record in Book 547, Page 144, said Register's Office, to which reference is hereby made for a more complete description.

BEING all of the same property conveyed to Jonathan D. Rhodes, unmarried, by Deed dated August 26, 2005, from Tri-Star Homes, Inc., a Tennessee corporation, of record in Instrument No. 20050920-0112838 and further conveyed to Jonathan Daniel Rhodes by Quitclaim Deed dated August 11, 2009, from Jonathan D. Rhodes, unmarried, and Jenny Tyler Redding, unmarried, of record in Instrument No. 20090901-0081960 and further conveyed to Jonathan Daniel Rhodes and Sarah Marie Wiley, husband and wife, by Quitclaim Deed dated March 23, 2018, from Jonathan Daniel Rhodes, married, of record in Instrument No. 20180329-0029353, Register's Office for Davidson County, Tennessee. Jonathan D. Rhodes being one and the same person as Jonathan Daniel Rhodes.

Conveyance of the above described property is subject to the following: 1) The Plan of record in Plat Book 547, Page 144, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Restrictive Covenants contained in instrument of record in Book 174, Page 412, in Book 1385, Page 163, Register's Office for Davidson County, Tennessee. 3) All matters shown on the Plan of record in Plat Book 547, Page 78, said Register's Office. 4) Taxes for the current year prorated and assumed by the Grantee.

This is improved (__X__) Unimproved (____) property, known as **1009 Matthews Ave, Nashville, TN 37216**

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 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 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 12 day of **August, 2022.**

Jonathan Daniel Rhodes

Sarah Marie Wiley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Sarah Marie Wiley,** the within named seller, 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 for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 2 day of **August, 2022.**

Notary Public

My Commission Expires: 10/23/2028

JENNIFER WEST
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Jonathan Daniel Rhodes,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 12 day of **August, 2022.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 12/14/24