WARRANTY DEED

Karen Johnson Davidson County
Batch# 909242 DEEDWARR
08/29/2022 10:37:48 AM 2 pgs
Fees: $13.00 Taxes: $962.00

20220829-0097100

JM-NH-22-1135

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF AUGUST, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ABIGAIL WOODARD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 06, 2024

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

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jalen R. Johnson	**NEW OWNER**	
(NAME)	(NAME)	**163-16-0C-302.00-CO**
1135 Waterburg Ln		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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 consideration, the receipt of which is hereby acknowledged, **ERIC CAMERON LEWIS, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JALEN R. JOHNSON, A SINGLE MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 302 on the Plan of Matlock, Phase 3-A, a Residential Planned Unit Development, of record in and as established by the Master Deed of Matlock Townhomes recorded in Instrument Number 20070502-0052533 and amended in Instrument Number 20070509-0055599 and Instrument Number 20070705-0080103,Instrument Number. 20100122-0005543 and Instrument Number 20100503-0033517, Instrument Number 20101216-0099939, Instrument Number 20111228-0101458, and Instrument Number 20170612-0058618, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Eric Cameron Lewis, a married man by Warranty deed from Jones Construction, LLC of record in Instrument No. 20191104-0113476 Register's Office for Davidson County, Tennessee, dated November 01, 2019 and recorded on November 04, 2019.

The grantor has since divorced and spouse's marital interest has been divested pursuant to Final Decree of Divorce entered in Case No. 19CV-1354 in the Chancery Court for Rutherford County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years.
- Plan of record as Instrument Number 20070430-0051281 and revised in Instrument No. 20180328-0028761, Register's Office of Davidson County, Tennessee.
- Master Deed for Matlock Townhomes of record in Instrument Number 20070502-0052533, amended in Instrument Number 20070509-0055599 and Instrument Number 20070705-0080103, Instrument No. 20100122-0005543 and Instrument No. 20100503-0033517, Instrument Number 20101216-0099939, Instrument Number 20111228-0101458, and Instrument Number 20170612-0058618, Register's Office for Davidson County, Tennessee.
- By-Laws of Matlock Townhomes shown as Exhibit "C" to the Master Deed of record in Instrument Number 20070502-0052533, in the Register's Office for Davidson County, Tennessee.
- Charter of The Matlock Townhome Owners Association of record in Instrument Number 20070419-0046798, in the Register's Office for Davidson County, Tennessee.
- Conveyance of common open space to Matlock Townhomes Owners Association of record in Instrument Number 20120209-0011829, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20060712-0083452, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Instrument Number 20060503-0050917, in the Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Stormwater of record in Instrument Number 20170817-0084468, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1135 Waterburg Ln, Antioch, Tennessee 37013**.

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), their heirs and 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), 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 the 26th DAY OF AUGUST, 2022.

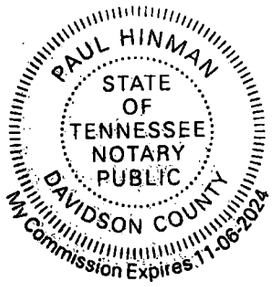
Eric Cameron Lewis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ERIC CAMERON LEWIS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th of August, 2022.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212