Karen Johnson Davidson County
Batch# 915151 DEEDWARR
09/12/2022 09:17:39 AM 2 pgs
Fees: $13.00 Taxes: $1,211.75
20220912-0101554

This Instrument Prepared By:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Jacob P. Mathis
1009 Todd Preis Drive, Unit R-405
Nashville, Tennessee 37221

SEND TAX BILL TO:
3358 Poplar Hill
Clarksville TN 37043

MAP 142
GROUP 05 0 C
PARCEL 048.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Southeastern Investments IV LLC., a Tennessee Limited Liability Company,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Jacob P. Mathis and Suzanne C Mathis, husband and wife**, hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

A certain Condominium Apartment in Davidson County, Tennessee, being Unit No. R-405, together with the Carport designated No. R-405-C in River Plantation, Section Four, a Condominium, a Horizontal Property Regime, located on Todd Preis Drive, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Four, Condominium Apartments, recorded in Book 4860, pages 17, 18, and 19, of the Register's Office for said County; as amended in Book 4860, pages 107, 108, and 109 and described in a Master Deed recorded in Book 4892, page 440, amended in Book 4956, page 756, of the Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions, and regulation imposed upon and relating to the property, apartments, co-owners and tenants of River Plantation, Section Four, Condominium Apartments, contained in the Master Deed and the By-Laws appended thereto, recorded in Book 4892, Page 456, of the Register's Office of Davidson County, Tennessee.

BEING the same property conveyed to Southeastern Investments IV LLC by Trustee's Deed from Wilson & Associates, PLLC, as Successor Trustee for Cumberland Title, Trustee, dated July 12, 2022 and filed of record July 18, 2022 in Instrument Number 20220718-0082023, Register's Office for Davidson County, Tennessee.

Said property is transferred subject to the following matters:

1. 2022 taxes and subsequent years
2. Matters shown on the recorded plat of River Plantation, Section Four, of record in Book 4860, Pages 17 and 107, said Register's Office.
3. Master Deed of record, Book 4892, Page 440 and amended in Book 4956, Page 756, said Register's Office.
4. By-Laws contained in instrument of record, Book 4892, Page 456, said Register's Office.
5. Charter of Homeowners Association of record, Book 7389, Page 924 and Book 7402, Page 591, of said Register's Office.
6. TVA Easement of record, Deed Book 2277, Page 619 and Book 3028, page 605, said Register's Office.
7. Property is subject to any and all restrictions, easements, and conditions of record and/or not previously recorded in Register's Office for Davidson County.

This is improved property known as 1009 Todd Preis Drive, Unit R-405, Nashville, Tennessee 37221.

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **Jacob P. Mathis and Suzanne C Mathis, husband and wife,** their heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors 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 our hands this the 26th day of August, 2022.

Southeastern Investments IV LLC., a Tennessee Limited Liability Company

[redacted]
By: Eric Sox, Managing Member

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Eric Sox,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Managing Member** of **Southeastern Investments IV LLC., a Tennessee Limited Liability Company,** the within named bargainor, a Tennessee Limited Liability Company, and that he as such Managing Member, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the Tennessee Limited Liability Company as such Managing Member.

WITNESS my hand and official seal at office this 26th day of August 2022.

NOTARY PUBLIC
My Commission Expires: My Commission Expires January 23, 2023

JAMES C SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $327,500.00.

[redacted]
AFFIANT

Subscribed and sworn to before me on this 26th day of August, 2022.

NOTARY PUBLIC
My Commission Expires: My Commission Expires January 23, 2023

JAMES C SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY