WARRANTY DEED

Karen Johnson Davidson County
Batch# 917005 **DEEDWARR**
09/15/2022 10:32:37 AM 2 pgs
Fees: $13.00 Taxes: $1,439.30

20220915-0102959

DM-SM-22-918

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $389,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

APRIL N. BENNETT STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 07/06/2026 DAVIDSON COUNTY

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)
Stefanie G. Matthews and Anthony D. Matthews	**Success Mortgage Partners, Inc.**	
(NAME)	(NAME)	**044 14 0 061.00**
918 Fowler St.	**1200 S. Sheldon Rd.**	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	**Plymouth, MI 48170**	
(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, **JOHN JEWEL, III, AND JARRYD RAHM, A MARRIED COUPLE, AND STACEY ELAINE EDWARDS, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **STEFANIE G. MATTHEWS AND ANTHONY D. MATTHEWS,** 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(s) 105, as shown on the map entitled Section I, Rolling Green Subdivision, of record in Book 1424, Pages 75 and 76, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to John E. Jewell II and Vickie L. Jewell, husband and wife, by Warranty Deed from John Wayne Bailiff and wife, Edna W. Bailiff, of record in Instrument No. 20110923-0073997, in the Register's Office of Davidson County, Tennessee, dated September 22, 2011, and recorded on September 23, 2011.

The said Vickie Lynn Jewell died on April 29, 2018, her interst vested at her death in John E. Jewell as surviving tenant by the entirety.

The said John E. Jewell died testate on September 30, 2020, his interest in the subject property vested at his death in Stacey Elaine Edwards and John Edward Jewell, III as devisees under his duly probabted Last Will and Testatament in In the 20th Judicial District for The State of Tennessee Seventh Circuit Court, Nashville, Davidson County Probate Division in Docket 21P8.

Stacey Elaine Edwards also joins in this conveyance in her capacity as Executrix of the Estate of John Edward Jewel, II in order to convey any and all interest that the Estate may have obtained in the subject property.

Jarryd Rahm joins in this conveyance to convey any and all marital or other interest he may have obtained in the property as the spouse of John E. Jewell, III.

This conveyance is subject to:
- Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.
- Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section I, Rolling Green Subdivision, as recorded in Plat Book 1424, Page(s) 75 & 76 .
- Covenants, Conditions and Restrictions as set forth in Covenants recorded in Book 1878 , Page 187.
- Covenants, Conditions and Restrictions as set forth in Covenants recorded in Book 1944, Page 4 and Amended in Book 2447, Page 151.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **918 Fowler St., Old Hickory, Tennessee 37138**.

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.

John Jewel, III

Jarryd Rahm

Stacey Elaine Edwards

The Estate of John Edward Jewel, II

By: Stacey Elaine Edwards
Its: Executrix

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN JEWEL, III and Jarryd Rahm, 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 9th of September, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jarryd Rahm, 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 9th of September, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Stacey Elaine Edwards, Executrix of The Estate of John Edward Jewel, II, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

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

Notary Public
My Commission Expires: _____

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

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