Karen Johnson Davidson County
Batch# 919486 DEEDWARR
09/21/2022 08:55:30 AM 3 pgs
Fees: $18.00 Taxes: $1,813.00
20220921-0104806

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $490,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 16th DAY OF SEPTEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 11/08/2022
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frederick Matchem	New owner	
(NAME)	(NAME)	13611003200
3605 Stonewood ct.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Georgina M. Awipi, unmarried**, HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Frederick Matchem,** HEREINAFTER CALLED THE GRANTEE, HIS/HER/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. 374 on the plan of Section Six Priest Lake Park, of record in Book 5050, Page 21 and 22, Register's Office for said County.

SAID lot No. 374 fronts 45.50 feet on the easterly margin of Stonewood Court and extends back 312.06 feet on the northerly line and 234.58 feet on the broken southerly line to a broken line in the rear, measures 229.10 feet thereon.

Being the same property conveyed to Mebenin Awipi and spouse Georgina M. Awipi, by virtue of that certain Warranty Deed dated December 18, 1992, and being of record at Instrument No. Book 8822, Page 354 in the Register's Office of Davidson County, Tennessee. *Mebenin Awipi having since deceased on or about February 4, 2022 leaving Georgina M. Awipi as the surviving tenant by the entirety.

This conveyance is subject to all easements, restrictive covenants and conditions including those recorded in the Register's Office in Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x property, known as 3605 Stonewood Ct, Nashville, TN 37217 (unimproved _)
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with 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 hand this 16th day of September, 2022.

Georgina M. Awipi

STATE OF Arizona
COUNTY OF Maricopa

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Georgina M. Awipi**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 16th day of September, 2022.

Notary Public

My Commission Expires: July 25, 2024

WILLARD AUGUSTUS KINGSBURY III
Notary Public - Arizona
Maricopa County
Commission # 584945
My Comm. Expires Jul 25, 2024

Certificate of Authenticity

I, Holly A. Mason, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on September 16, 2022.

Affiant Signature

9/16/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 16 day of September, 2022.

Notary's Signature

(Notary Seal)

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
01/06/2025
DAVIDSON COUNTY

My Commission Expires: 1-6-25