Karen Johnson Davidson County
Batch# 933358 DEEDWARR
10/24/2022 01:45:30 PM 3 pgs
Fees: $18.00 Taxes: $2,756.50
20221024-0115358

WARRANTY DEED

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $745,000.00.

Jacqueline Sanchez
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF OCTOBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 1-6-25
(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: ST22-081467

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Lonnell Matthews Jr. and Johari Matthews	New owner	
(NAME) 4131 W. Hamilton Road	(NAME) 4131 W. Hamilton Rd.	069-03-0-116
(ADDRESS) Nashville, TN 37218	(ADDRESS) Nashville, TN 37218	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF SEVEN HUNDRED FORTY-FIVE THOUSAND AND NO/100 DOLLARS ($745,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, SHARON L. BLACKMAN, UNMARRIED, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LONNELL MATTHEWS JR. AND JOHARI MATTHEWS, 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 Parcel C, on the Plan of ENCHANTED HILLS, SECTION 2, as shown on plat of record in Book 3700, Page 27, amended in Book 3964, Page 387, Book 7609, Page 539 and Book 9106, Page 810, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being the same property conveyed to Olivia Blackman, unmarried by Warranty Deed from Ora Ford, unmarried, dated 04/03/1990 and recorded 04/06/1990, of record in Book 8083, Page 8, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Dallas Blackman and wife Olivia Blackman by Quitclaim Deed from Olivia Blackman, married, dated 08/19/1993 and recorded 08/27/1993, of record in Book 9059, Page 545, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Sharon L. Blackman by Quitclaim Deed from Dallas Blackman and Olivia Blackman, husband and wife, dated 12/30/2016 and recorded 01/04/2017, of record in Instrument 20170104-0000976, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 4131 W. Hamilton Road, Nashville, TN 37218
(House No.) (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/our hand(s) this the 20th day of October, 2022

Sharon L Blackman
Sharon L. Blackman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

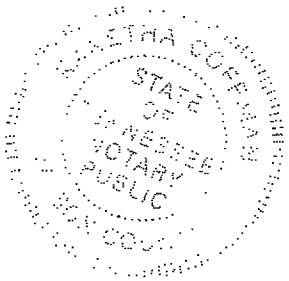
Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Sharon L. Blackman, the within named bargainor, with whom I am personally acquainted (or proved to my on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th day of October, 2022.

Notary Public

My Commission Expires: 4/26/23

(SEAL)



Certificate of Authenticity

I, Cari Allen, 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 October 24, 2022.

Affiant Signature

10-24-22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 24 day of October, 2022.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/08/2022