THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P22-5374-WE Return To: LIONSGATE TITLE & ESCROW, LLC 1707 Fairview Blvd, Ste 101 E Fairview, TN 37062	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER. FOR THIS TRANSFER IS $ 729,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF NOVEMBER, 2022. Notary Public MY COMMISSION EXPIRES: 5-9-2023 (AFFIX SEAL)

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Emily Fisher and John Culverhouse	New Owners	
401 Bowling Avenue #33		104-13-0A-044.00-CO
Nashville, TN 37205		
(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, I, **Michael Scott Matej (formerly Michael Scott Burchfiel), married**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Emily Fisher and John Culverhouse, wife and husband**

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 Building Site No. 44, also designated as Unit No. 33 on the Plan of Site Plan of Richmeade, Section Three of record in Plat Book 5050, Page 19, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Michael Scott Burchfiel by Quitclaim Deed from Gordon Lynn Robison of record in Instrument No. 20210210-0018954 Register's Office for Davidson County, Tennessee, dated January 25, 2021 and recorded on February 10, 2021. Michael Scott Burchfiel is nor known as Michael Scott Matej. Istvan Alexander Matej, spouse of Michael Scott Matej, joins in this conveyance.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **401 Bowling Avenue #33, Nashville, TN 37205**

Karen Johnson Davidson County
Batch# 943455 DEEDWARR
11/21/2022 03:46:30 PM 3 pgs
Fees: $18.00 Taxes: $2,697.30
20221121-0123444

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 our hands this the 21st day of November, 2022.

Michael Scott Matej by James A. Waechter, attorney-in-fact

Istvan Alexander Matej, by James A. Waechter, attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **James A. Waechter,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **Michael Scott Matej ans Istvan Alexander Matej**, as their Attorney in Fact, as the free act and deed of the within named **Michael Scott Matej ans Istvan Alexander Matej**

Witness my hand and official seal this the 21st day of November, 2022.

My Commission expires 5-9-26

TRACEY PERRY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

Notary Public

I, Emily Prophet, 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 11.21.22 (date of document).

Affiant Signature

11.21.22

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 21 day of November, 2022.

Richelle B. Montgomery

Notary's Signature

MY COMMISSION EXPIRES: June 21, 2025

Notary's Seal

