Karen Johnson Davidson County
Batch# 950774 DEEDWARR
12/13/2022 08:40:30 AM 3 pgs
Fees: $18.00 Taxes: $3,422.50
20221213-0129124

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $925,000.00.

Affiant

Subscribed and sworn to before me, this ~~9th~~ 12th day of December, 2022.

Notary Public

My commission expires: 10/21/2024

(Notary Stamp)

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
174 Saundersville Rd, Ste 102, Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Steven Sronce and Chizuru Sronce	New owner	**117-15-2A-004.00-CO**
1709A Glen Echo Road		
Nashville, TN 37215		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Matana Co., LLC, a Tennessee limited liability company

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Steven Sronce and Chizuru Sronce, husband and wife

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 4 on the Plan of Glen Echo Cottages, a Townhouse Planned Unit Development (Horizontal Property Regime with Private Elements), filed as Exhibit "B" to and established by the Declaration of record in Instrument No. 20140414-0031069, as amended in Instrument No. 20150615-0056310 and Instrument No. 20150622-0059380, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description.

Being the same property conveyed to Matthew C. Barker, single man, by Warranty Deed from Matthew Irwin and Chantel Irwin, husband and wife, of record in Instrument No. 20200720-0079272, Register's Office for Davidson County, Tennessee, dated July 14, 2020 and recorded on July 20, 2020.

Being the same property conveyed to Matana Co., LLC, a Tennessee limited liability company by Warranty Deed from Matthew C. Barker and Hannah Barker, husband and wife, of record in Instrument No. 20220719-0082597, Register's Office for Davidson County, Tennessee, dated July 15, 2022 and recorded on July 19, 2022.

This is improved property known as **1709A Glen Echo Road, Nashville, TN 37215.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been paid at closing and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 9th day of December, 2022.

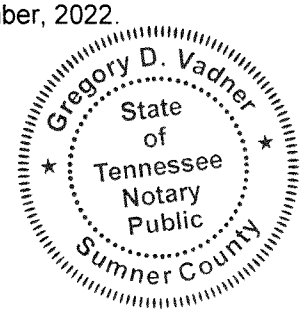
John L. Barker, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared John L. Barker, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Member (or other officer authorized to execute the instrument) of Matana Co, L.L.C., the within named bargainor, a Tennessee limited liability company, and that John L. Barker as such Member executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Member.

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

Notary Public
My Commission Expires: 4.17.23



SolomonParks File No. 22-001070-526

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 12/9/2022 (date of document).

Jennifer Russell
Affiant Signature

12/12/2022
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 12 day of December, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

