PREPARED BY (AND RETURN TO):

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Karen Johnson Davidson County
Batch# 964667 DEEDWARR
01/26/2023 01:48:56 PM 3 pgs
Fees: $18.00 Taxes: $2,175.60

20230126-0006023

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DL) Title No.: 62978
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Eric Lee Matravers Laura Sceniak Matravers 208 Longwood Ct. Nashville, TN 37215	NEW OWNER

TAX MAP PARCEL NUMBERS: 117090B02400CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$588,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Middle Tennessee Hospital Supply Company**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Eric Lee Matravers and Laura Sceniak Matravers, husband and wife,** hereinafter called the **Grantee**, Grantee's 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 Lot No. 24 on the Plan of Longwood of record in Book 5200, page 86, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Middle Tennessee Hospital Supply, Inc., by Warranty Deed from John H. Newman, individually and John H. Newman, Executor with full power, under the Last Will and Testament of Ailsa MacKay Newman, dated May 18, 1999 and recorded on May 19, 1999 of record in Book 11485, page 112, Register's Office for Davidson County, Tennessee. In the prior conveyance, the grantee was erroneously referred to as Middle Tennessee Hospital Supply, Inc., whereas, the actual name is Middle Tennessee Hospital Supply Company.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2023, and subsequent years; The Plan, with Owner's Certificate, of record in Book 5200, page 86, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description. Easement for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 6925, page 836, said Register's Office. The Declaration of Covenants, Conditions and Restrictions of record in Book 5344, page 353, Instrument No. 20081031-0108920, Instrument No. 20120621-0054661, Instrument No. 20130716-0073196, Instrument No. 20140218-0013710, Instrument No. 20181128-0115840, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars. Charter of Longwood Cooperative Corporation of record in Book 5662, page 143, said Register's Office

This is improved property, known as 208 Longwood Court, Nashville, TN 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 25th day of January, 2023.

Middle Tennessee Hospital Supply Company

By:

Bart E. Ashley, Sr., Sole Shareholder,
Sole Director and President

State of Tennessee

County of Davidson

Before me, the undersigned, personally appeared, **Bart E. Ashley Sr** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as **Sole Shareholder, Sole Director and President** (or other officer authorized to execute this instrument) of **Middle Tennessee Hospital Supply Company**, the within named bargainor, a Company, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the company as such officer.

Witness my hand and official seal, at office in Davidson County Tennessee this the 25th day of January, 2023

Notary

My Commission Expires:

CHRISTY W IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $588,000.00.

Affiant

Sworn and subscribed before me this 25th day of January, 2023.

Notary

My Commission Expires: _____

CHRISTY W IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026