THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
5107 Maryland Way
Brentwood, TN 37027
P23-13803-BW

Karen Johnson Davidson County
Batch# 967252 DEEDWARR
02/03/2023 02:48:50 PM 2 pgs
Fees: $13.00 Taxes: $1,642.80

20230203-0008143

MARGARET R. MEANS NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 05/05/2025 DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 444,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF Jan. 2023

Notary Public

MY COMMISSION EXPIRES: 5/5/2025

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Mathias and Lori Mathias	Same as new owner	
305 Seven Springs Way Unit 403		160-15-0D-051-00
Brentwood, TN 37027-4981		
(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, WE, **Katherine Woods, unmarried and Todd Woods and Amy M. Woods, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David Mathias and Lori Mathias, 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:

A certain condominium apartment in Davidson County, Tennessee, described as Unit No. 51 of St. Martin Square at Seven Springs, a Condominium, a Horizontal Property Regime, located in Brentwood, Tennessee, as established and described in the Master Deed of St. Martin Square at Seven Springs, Condominium apartment, recorded in Instrument No, 20060310-0028319 as supplemented in Instrument No. 20061109-0139692, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of St. Martin Square at Seven Springs, Condominium Apartments contained in the Master Deed recorded in Instrument No. 20060310-0028319 as supplemented in Instrument No. 20061109-0139692, and By-Laws recorded in Book 4611, Page 682 as amended and restated in Instrument No. 19991230-0308948, Register's Office for Davidson County, Tennessee, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Judy K. Thurman, an unmarried woman, by Warranty Deed from Robert J. Schultz, an unmarried man, of record in Instrument No. 20150727-0073302, Register's Office for Davidson County, Tennessee, dated July 24, 2015 and recorded on July 27, 2015.

Being the same property conveyed to Katherine Woods, unmarried, and Todd Woods and Amy M. Woods, husband and wife, by Warranty Deed from Judy K. Thurman, unmarried, of record in Instrument No. 20210910-0121612, Register's Office for Davidson County, Tennessee, dated September 08, 2021 and recorded on September 10, 2021.

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 __ unimproved _X_ improved property known as 305 Seven Springs Way Unit 403, Brentwood, TN 37027-4981

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: DM-FC-23-304403

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 30th day of January, 2023.

Katherine Woods by Sam F. Anderson Atty in fact

Katherine Woods By Samuel F. Anderson her Attorney-in-Fact

Todd Woods

Amy M. Woods

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Samuel F. Anderson** 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 **Katherine Woods**, as her Attorney-in-Fact, as the free act and deed of the within named.

Witness my hand and official seal this the 30th day of January, 2023.

Notary Public
My Commission expires 9-30-2024

KRISTEN JACOBY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Todd Woods and Amy M. Woods, husband and wife,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 30th day of January, 2023.

My Commission expires:

Notary Public
My Commission Expires: 9/2/24

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY