Karen Johnson Davidson County
Batch# 979601 DEEDWARR
03/10/2023 04:14:30 PM 3 pgs
Fees: $18.00 Taxes: $1,655.75
20230310-0017649

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $447,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF MARCH, 2023.

Notary Public

MY COMMISSION EXPIRES: 01-28-2026

(AFFIX SEAL)

STEVEN G. WATERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-28-2026

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Brittany Antoinette Sheridan	CrossCountry Mortgage, LLC	142-05-0C-048-00
(NAME) 1009 Todd Preis Drive	(NAME) 2160 Superior Avenue	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Cleveland, OH 44114	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we Jacob P. Mathis and Suzanne C Mathis, Husband and Wife, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Brittany Antoinette Sheridan, a single woman, and Charles Sheridan, a married man, hereinafter called the GRANTEE(S), his/her/their 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, being Unit No. R-405, together with the Carport designated No. R-405-C in River Plantation, Section Four, a Condominium, a Horizontal Property Regime, located on Todd Preis Drive, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Four, Condominium Apartments, recorded in Book 4860, pages 17, 18, and 19, of the Register's Office for said County, Tennessee, as amended in Book 4860, pages 107, 108, and 109 and described in a Master Deed recorded in Book 4892, page 440, amended in Book 4956, page 756, of the Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Jacob P. Mathis and Suzanne C. Mathis, husband and wife by Warranty Deed from Southeastern Investments IV LLC., a Tennessee limited liability company, dated 08/26/2022, of record in Instrument 20220912-0101554, Register's Office for Davidson County, Tennessee.

Suzanne C. Mathis executed this instrument on behalf of Jacob P. Mathis pursuant to a Power of Attorney of record in Instrument No. 202303100017648, Register's Office for Davidson County, TN.

This conveyance is 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) current year property taxes, and (6) other matters of public record.

This is improved ☒ 1009 Todd Preis Drive, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 1943754
Warranty Deed TN

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(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 9th day of March, 2023.

Suzanne C Mathis

Jacob P. Mathis, By: Suzanne C. Mathis, Attorney-in-Fact

Jacob P. Mathis
By: Suzanne C. Mathis, Attorney-in-Fact

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Suzanne C Mathis, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument as her free act and deed.

Witness my hand and Official seal this 9th day of March, 2023.

Notary Public:
My Commission Expires: _____

STEVEN G WATERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-28-2024

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Suzanne C Mathis, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument on behalf of Jacob P. Mathis as his Attorney-in-Fact as the free act and deed of the within named Jacob P. Mathis.

Witness my hand and Official seal this 9th day of March, 2023.

Notary Public:
My Commission Expires: _____

STEVEN G WATERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-28-2024

RETURN TO:
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 115
Hendersonville, TN 37075

CERTIFICATE OF AUTHENTICITY

I, Deborah Rand do hereby make oath that I am a licensed attorney and/or 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 3/10/23.

Affiant
Date: 3/10/23

STATE OF TENNESSEE
COUNTY OF Sumner

Sworn to and subscribed before me this 10 day of March, 2023

Notary Public

My Commission Expires: _____

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-31-2024