Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

WARRANTY DEED

SEZEN YILMAZ
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,115,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of March, 2023

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Christina Mattheessen and Brent Mattheessen	NEW OWNER	131080J00100CO
(NAME)	(NAME)	
1140 Granny White Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 982772 **DEEDWARR**
03/21/2023 10:02:16 AM 2 pgs
Fees: $13.00 Taxes: $4,125.50

20230321-0020263

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **William Franklin Baird and and Leigh Ann Baird,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Christina Mattheessen and Brent Mattheessen, 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 Unit A, together with the appurtenant interest in the common elements of Courts of Granny White, a horizontal property regime with private elements established by Declaration in Instrument No. 20111101-0085044, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit "B" to the aforementioned Declaration, and being located upon Lot No. 3 on the Plan of Granny White Court of record in Plat Book 2854, page 115, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to William Franklin Baird and wife, Leigh Ann Baird (Now Divorced) by deed dated December 2, 2011 from Bank of Tennessee, a Tennessee Banking Corporation of record in Instrument No. 20111205-0094447, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1140 Granny White Court, Nashville, TN 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hands this 20th day of March, 2023.

William Franklin Baird

Leigh Ann Baird

State of Tennessee
County of Davidson

On this 20th day of March, 2023, before me, a Notary Public, within and for the State and County aforesaid, personally appeared William Franklin Baird and Leigh Ann Baird, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that they executed the within instrument for the purposes therein contained as their free act and deed.

Witness my hand and official seal this 20th day of March, 2023.

Notary Public Justin D. Tatum
My Commission Expires: 9/7/2026



File No.: 23-Mattheessen