Karen Johnson Davidson County
Batch# 984599 DEEDWARR
03/24/2023 03:42:30 PM 4 pgs
Fees: $23.00 Taxes: $1,165.50
20230324-0021756

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF March, 2023.

Notary Public

COMMISSION EXPIRES: _____
(AFFIX SEAL)

BRENDA SHELBY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-21-2023

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corporation, 3310 West End Avenue, Suite 540, Nashville, TN 37203

File No.: P23-5710-WE

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Jacob P. Mathis and Suzanne C. Mathis	NEW OWNER	142-05-B-096.00CO
(NAME) 3358 Poplar Hill ~~8300 Sawyer Brown Road R-301~~	(NAME)	
(ADDRESS) Clarksville ~~Nashville~~ TN 37043 ~~37221~~	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Fifteen Thousand And No/100 Dollars ($315,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **EMILY JORDAN NOEL, EXECUTRIX AND SOLE DEVISEE OF THE ESTATE OF MARGIE D. JORDAN, ALSO KNOWN AS MARGIE H. JORDAN**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **JACOB P. MATHIS AND SUZANNE C. MATHIS, 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:

Unit No. R-301 , in River Plantation, Section Three, A condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantations , Section Three, Condominium Apartments, recorded in Book 4675,

pages 75, 76 and 77, of the Register's Office for Davidson County, Tennessee, and described in a Master Deed, recorded in Book 4784, page 464, of the Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners, and tenants of River Plantation, Section Three, Condominium Apartments, contained in the Master Deed and the By-Laws appended thereto, recorded in Book 4784, page 482, of the Register's Office of Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Vernon T. Jordan and wife, Margie H. Jordan by Warranty deed from Haury and Smith Contractors, Inc. a Tennessee Corporation of record in Book 4839, page 356, Register's Office for Davidson County, Tennessee, dated July 26, 1974 and recorded on July 30, 1974. Vernon T. Jordan died July 6, 2000 leaving Margie H. Jordan, also known as Margie D. Jordan, as the surviving tenant by the entirety. Margie H. Jordan, also known as Margie D. Jordan, died August 9, 2022 and her Last Will and Testament was entered into Davidson County, Tennessee Probate Court, Docket Number 22P159.

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.

unimproved ☐
This is improved ☒ property, known as 8300 Sawyer Brown Road R-301, Nashville, TN 37221
(House No.) (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 successors 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 hand this 22nd day of March, 2023.

The Estate of Margie D.. Jordan

BY: Emily Jordan Noel, Executrix
Emily Jordan Noel, Executrix

Emily Jordan Noel
Emily Jordan Noel, Individually

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Emily Jordan Noel,** with whom I am personally acquainted and who upon her oath acknowledged herself to be the **Executrix and Sole Devisee** of the **Estate of Margie D. Jordan, also known as Margie H. Jordan,** the within named bargainor, and that she as such Trustee and Sole Devisee being authorized to do so, executed the foregoing instrument for the purposes therein contained by the said **Emily Jordan Noel,** as such **Executrix and Sole Devisee**.

Witness my hand and official seal this the 22 day of March, 2023.

My Commission expires _____

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2024

_____
Notary Public

CERTIFICATE OF AUTHENTICITY

I, Brenda Shelly 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 3-22-23.

Brenda Shelly

AFFIANT

DATE: 3-24-23

STATE OF TENNESSEE

COUNTY OF Sumner

SWORN to and subscribed before me this 24 day of March, 2023.

NOTARY PUBLIC

My Commission Expires:

