Karen Johnson Davidson County
Batch# 994239 DEEDWARR
04/20/2023 08:49:30 AM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20230420-0029012

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $375,000.00.

Affiant

Subscribed and sworn to before me, this 18th day of April, 2023.

Notary Public

My commission expires: 4/23/2026

(Notary Stamp)

Crystal Johnson
State of Tennessee Notary Public
Sumner County

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
174 Saundersville Rd, Ste 102, Hendersonville, TN. 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Timothy Casey and Devin C. May	Rocket Mortgage, LLC	095-02-0-042.00
244 Graeme Drive	1050 Woodward Ave.	
Nashville, TN 37214	Detroit, MI 48226	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Paul J. Matthys and wife, Mary Kay Matthys

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Timothy Casey and Devin C. May, husband and wife

(hereinafter called the "Grantee"), his 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. 116 on the Map of Donelson Hills, of record in Book 2331, page 22, Register's Office for Davidson County, Tennessee.

Said Lot No. 116 lies at the easterly corner of the intersection of June Drive and described as follows: Beginning at a point on the northwesterly margin of June Drive; thence in a northeasterly direction along said margin of June Drive, 107.6 feet to a point, then beginning of a curve, thence in a northerly direction around said curve, thence in a northerly direction around a curve, 31.15 feet to a point on the southwesterly margin of Green Drive, thence in a northwesterly direction along said margin of Greene Drive, 104.96 feet to a point; thence in a southwesterly direction 134.4 feet to a point; thence in a southeasterly direction 143.8 feet to a point, being the point of beginning.

Being the same property conveyed to Paul J. Matthys and wife, Mary Kay Matthys by Warranty deed from Charles Watts, unmarried of record in Instrument No. 20080611-0059856 Register's Office for Davidson County, Tennessee, dated June 3, 2008 and recorded on June 11, 2008.

This is improved property known as **244 Graeme Drive, Nashville, TN 37214.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 18th day of April, 2023.

Paul J. Matthys

Mary Kay Matthys

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Paul J. Matthys and Mary Kay Matthys, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 18th day of April, 2023.

Notary Public
My Commission Expires: 3.23.27

Gregory D. Vadner
State of Tennessee Notary Public
Sumner County

Lenders Title Company File No. 23-000040-626

Tennessee Certification of Electronic Document

I, Gregory Vadner, do hereby make oath that I am a licensed attorney and/or the 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 4/18/2023 (date of document).

Affiant Signature

4/20/2023
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 20 day of April, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 4/23/2025

NOTARY'S SEAL

Crystal Johnson
State of Tennessee Notary Public
Sumner County