Name and Address of New Owner:
Margo Matthews
2146 Nashboro Boulevard
Nashville, TN 37217

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 1003519 DEEDWARR
05/15/2023 02:34:30 PM 3 pgs
Fees: $18.00 Taxes: $1,061.90
20230515-0036237

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 135-12-0B-009-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Daniel Reeder, a married man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **MARGO T. MATTHEWS, as Trustee of the 2022 MARGO T. MATTHEWS LIVING TRUST,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 9, on the Plan of Horizontal Property Regime, Private Element Plat, Nashboro Village - Tract 7, of record in Book 4660, Page 156, amended in Book 11700, Page(s) 49 and 50, Register's Office for said County, and as established by Declaration of Covenants, Conditions, and Restrictions for Fairway Pointe Homeowner's Association, Inc. of record in Book 11703, Page 520, amended in Instrument No. 20000316-0027171, as amended in Instrument No. 20050222-0018813 and Instrument No. 200502220018814, to which reference is made for a more complete description.

Being the same property conveyed to Staci M. Coleman by Warranty Deed from Ryan A. Sickels and Jennifer Kay Sickels, husband and wife, of record in Instrument No. 20041103-0132686, Register's Office for Davidson County, Tennessee, dated October 26, 2004 and recorded on November 03, 2004.

Being the same property conveyed to Ajiri Ogbimi, a married man, by Warranty Deed from Staci M. Coleman of record in Instrument No. 20171113-0116275, Register's Office for Davidson County, Tennessee, dated November 09, 2017 and recorded on November 13, 2017.

Being the same property conveyed to Daniel Reeder by Warranty Deed from Ajiri Ogbimi, of record in Instrument No. 20230130-0006641, Register's Office for Davidson County, Tennessee, dated January 26, 2023, and recorded on January 30, 2023.

Being improved property also known as 2146 Nashboro Boulevard, Nashville, TN 37217

This property is not now nor has it ever been the primary residence of the grantor herein.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 15th day of May, 2023.

(SEAL)
Daniel Reeder

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Daniel Reeder, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 15th day of May, 2023.

STEVEN PAUL DISSER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public
My commission expires: 3/3/25

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $287,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

NANCY L. SCHNEIDER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Sworn to and subscribed before me this
15th day of May, 2023.

Notary Public
My commission expires: 4-12-27

File No. GNT-23-2733

CERTIFICATE OF AUTHENTICITY

I, K. Thomas Sidwell, 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 15th day of May, 2023.

K. Thomas Sidwell
Date: 5-15-2023

STATE OF TN

COUNTY OF Williamson

Sworn to and subscribed before me this 15th day of May, 2023.

Notary Public
My Commission Expires: 1-21-26

