Karen Johnson Davidson County
Batch# 1006208 DEEDWARR
05/22/2023 02:21:30 PM 3 pgs
Fees: $18.00 Taxes: $1,885.15
20230522-0038459

PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DL) Title No.: 63134
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Emily Warner Tidwell 744 Harpeth Trace Drive Nashville, TN 37221	New owner

TAX MAP PARCEL NUMBERS: 143020B02300CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$509,500.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Blakeley D. Matthews, unmarried,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Emily Warner Tidwell, an unmarried woman,** hereinafter called the **Grantee,** Grantee's 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. 23 on the Plan of Treetops at Harpeth Trace Revised, of record in Book 6250, page 455, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to J. Payson Matthews, III and wife Genie Matthews by warranty deed from Cheryl Ann Bibee, the Executrix of the Estate of Steve Bruninga, a/k/a Stephen Scott Bruninga, dated September 25, 2015 and recorded on September 30, 2015, of record in Inst. No. 20150930-0099032, Register's Office for Davidson County, Tennessee. By Quitclaim Deed, dated January 11, 2016, recorded January 15, 2016, of record in Inst. No. 20160115-0004300, said Register's Office, a one percent (1%) undivided interest in subject property was conveyed to Blakley D. Matthews. By Quitclaim Deed, dated September 1, 2016, and recorded on September 7, 2016, of record in Inst. No. 20160907-0093975, said Register's Office, a ninety-nine percent (99%) undivided interest was conveyed to Blakeley D. Matthews.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2023, and subsequent years; The Plan, with Owner's Certificate, of record in Book 6250, page 455, said Register's Office, which Plan shows minimum building setback lines and easements to which Plan reference is hereby made for a more complete description; The Declaration of Covenants, Conditions and Restrictions of record in Book 6287, page 417, Inst. No. 20150622-0059531, Inst. No. 20180806-0077253, Inst. No. 20200715-0077403, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; and Charter of Treetops at Harpeth Trace Homeowners Association, Inc., of record in Book 8085, page 576, said Register's Office.

This is improved property, known as 744 Harpeth Trace Drive, Nashville, TN 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 22nd day of May, 2023

Blakeley D. Matthews

State of Tennessee

County of Davidson

On this 22nd day of May, 2023 before me the undersigned authority, personally appeared Blakeley D. Matthews, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $509,500.00.

Affiant

Sworn and subscribed before me this 22 day of May, 2023.

Notary

My Commission Expires: 5/9/23

TIFPHANY WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-09-2026

TRUE COPY CERTIFICATION

I, Tifphany Wilson, 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 May 22, 2023.

Signature
Date: May 22, 2023

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 22nd day of May, 2023 personally appeared before me, a notary public for the State aforesaid, Tifphany Wilson, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 05-05-2025

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025