THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No: 230544540**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $285,000.00. Affiant Subscribed and sworn to before me, this 13th day of June, 2023. Notary Public My Commission Expires:

SABRINA SCHULLHUSER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2025

Karen Johnson Davidson County
Batch# 1015034 DEEDWARR
06/14/2023 02:09:30 PM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20230614-0045433

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Leslye Williams 2403 Danilynn Drive Antioch TN 37013	New Owner 2403 DANILYNN DRIVE ANTIOCH, TN 37013	Tax Parcel ID No. 163 16 0C 316.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jonathan Micah Doss, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Leslye Simone Williams**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 316 of Phase 3-B of Matlock Townhomes, being Private Elements within a Horizontal Property Regime with Private Elements, as described in the Master Deed for Matlock Townhomes, of record in Instrument No. 20070502-0052533, and amended in Instrument No. 20070509-0055599, Instrument No. 20070705-0080103, Instrument No. 20100122-0005543; Instrument No. 20100503-0033517; Instrument No. 20101216-0099939; Instrument No. 20111228-0101458; Instrument No. 20170612-0058618, and Instrument No. 20200828-0098062 (which adds Phase 3-B, and depicts the above-referenced Units on Exhibit B thereto, being the Site Plan for Matlock Phase 3-B) and further including the rights, uses and benefits in the Common Elements and Limited Common Elements incident to ownership of said Units as specified by said Master Deed and the amendments thereto, to which reference is hereby made for a more complete description.

Being the same property conveyed to Jonathan Micah Doss, An Unmarried Person, by Warranty Deed from Jones Construction, LLC, of record in Instrument No. 20211115-0151481, in the Register's Office of Davidson County, Tennessee, dated November 12, 2021 and recorded on November 15, 2021.

Antawn O'Neal Cook joins in this conveyance for the purpose of conveying all right, Title, and interest they may have in and to the above referenced property as spouse of Jonathan Micah Doss.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2023 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of First Revision of Matlock, A Residential Planned Unit Development, as recorded in Instrument No. 20180328-0028761.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Matlock Townhomes Condominium of record in Instrument No. 20070502-0052533, as amended by instrument(s) of record in Instrument Nos. 20070509-0055599; 20070705-0080103; 20100122-0005543; 20100503-0033517; 20101216-0099939; 20111228-0101458; 20170612-0058618 and 20200828-0098062; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and

other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20170817-0084468.

Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances, recorded in Instrument No. 20200605-0058127.

This is improved property located at 2403 Danilynn Drive Antioch TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13th day of June, 2023.

Jonathan Micah Doss

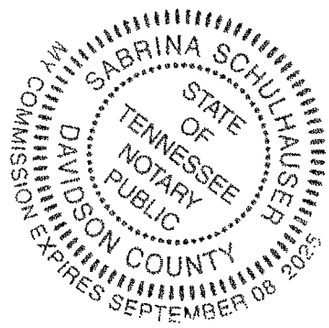
Antawn O'Neal Cook

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jonathan Micah Doss and Antawn O'Neal Cook, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of June, 2023.

Notary Public
My Commission Expires: 9-8-2025



Certificate of Authenticity

I, Cari Allen, 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 June 13, 2023.

Affiant Signature

6-13-23

Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 13 day of June, 2023.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026