Karen Johnson Davidson County
Batch# 1019828 DEEDWARR
06/27/2023 04:02:30 PM 4 pgs
Fees: $23.00 Taxes: $1,757.50
20230627-0049038

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: (DM) Title No.: 63137
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Kathleen T. Young 307 Seven Springs Way #304 Brentwood, TN 37027	New Owner

TAX MAP PARCEL NUMBERS: 160150D06600CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$475,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Robert M. Matzkevich, unmarried, and Michael S. Matzkevich, unmarried**, hereinafter called the **Grantors**, have bargained and sold, and by these presents do hereby transfer and convey unto **Kathleen T. Young,** 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:**

A Condominium Apartment in Davidson County, Tennessee, being Unit 66 also known as Suite 304, Seven Springs Way on the Plan of St. Martin Square at Seven Springs Condominiums, Phase II, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "B2" to the Master Deed of record in Instrument No. 20060310-0028319, Instrument No. 20061109-0139362, corrected in Instrument No. 20080730-0077840, amended in Instrument No. 20090624-0058791, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Robert M. Matzkevich and Michael S. Matzkevich, by Special Warranty Deed from Fannie Mae a/k/a Federal National Mortgage Association, dated June 13, 2011 and recorded on July 5, 2011, of record in Instrument No. 20110705-0051030, Register's office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2023, and subsequent years; The Plan of record as shown on Exhibit "B2" on the Master Deed of record in Instrument No. 20060310-0028319, Instrument No. 20061109-0139362, corrected in Instrument No. 20080730-0077840, amended in Instrument No. 20090624-0058791, said Register's Office, shows an owner's certificate, minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description. The provisions of the condominium Master Deed of record in Instrument No. 20060310-0028319, Instrument No. 20061109-0139692, corrected in Insturment No. 20080730-0077840, amended in Instrument No. 20090624-0058791, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters. Declaration of Protective Covenants and Restrictions for Seven Springs, of record in Instrument No. 20000713-0069415, Instrument No. 20000731-0075531, Instrument No. 20000818-0081931, Instrument No. 20010803-0082967 and Instrument No. 20011024-0116171, said Register's Office. All Matters shown on Instrument No. 20060222-0020470, said Register's Office. Declaration of easement for sign of record in Instrument No. 20010803-0082968, said Register's Office. Stormwater Detention and Water Quality Device Agreement of record in Instrument No. 20040816-0098712, said Register's Office.

This is improved property, known as 307 Seven Springs Way, # 304, Brentwood, TN 37027

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 14th day of June, 2023.

Robert M. Matzkevich

Mark affixed by Michael S. Matzkevich in the presence of the undersigned notary public and the witnesses below.

Witness
Name: Denise Woods
Address: Nashville TN 37205

Witness Margaret Smith
Name:
Address: 570 Church St E
Brentwood, TN 37027

State of Tennessee

County of Davidson

On this 14th day of June, 2023, before me the undersigned authority, personally appeared Robert M. Matzkevich, 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.

MARGARET H. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

Notary

My Commission Expires:

State of Tennessee

County of Davidson

On this 14 day of June, 2023, before me the undersigned authority, personally appeared Michael S. Matzkevich, 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 by signing with a mark in the presence of these witnesses: Denise Woods and Margaret Smith.

MARGARET H. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

Notary

My Commission Expires:

State of Tennessee

County of Davidson

AFFIDAVIT

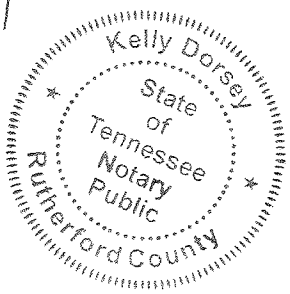
The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $475,000.00.

Emilee Gibson
Affiant

Sworn and subscribed before me this 26 day of June, 2023.

Kelly Dorsey
Notary

My Commission Expires: 2.22.25



Tennessee Certification of Electronic Document

I Amber Whisner, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for the 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 14, 2023 (date of document).

Amber Whisner
Affiant Signature

June 27, 2023
Date

State Tennessee
County of Rutherford

Sworn to and subscribed before me this 27 day of June, 2023

Emilee Gibson
Notary's Signature

MY COMMISSION EXPIRES: 6/22/26

NOTARY'S SEAL

EMILEE GIBSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD