Karen Johnson Davidson County
Batch# 1033434 DEEDWARR
08/02/2023 10:06:30 AM 4 pgs
Fees: $23.00 Taxes: $2,201.50
20230802-0059548

THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203**	STATE OF South Carolina COUNTY OF Charleston) The actual consideration or value, whichever is greater, for this transfer is: $595,000.00 Jamie Devereaux Affiant Subscribed and sworn to before me, this 25 day of July 2023. Tara R. Rice Notary Public Tara R. Rice My Commission Expires: 02/08/2031 TARA R RICE Notary Public-State of South Carolina My Commission Expires February 08, 2031

WARRANTY DEED

TARA R RICE
Notary Public-State of South Carolina
My Commission Expires
~~February 08, 2031~~

Address New Owner: Thomas E. Anderson and Stacey C. Anderson 4137 Alva Lane Nolensville, TN 37135	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 070F-C-013.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JESSICA G. MATIS AND JAMIE LEE DEVEREAUX, A MARRIED COUPLE** (collectively "Grantor"), has this day bargained and sold, and does hereby transfer and convey to **THOMAS E. ANDERSON AND STACEY C. ANDERSON, HUSBAND AND WIFE** (collectively, "Grantee"), Grantee's 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 Lot No. 161 on the Plan of Phase Five, Section One Burkitt Village of record in Plat at Instrument No. 20150210-0012343, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jessica G. Matis by Warranty deed from Lake Forest Homes, Inc, a Tennessee Corporation of record in Instrument No. 20160606-0056617 Register's Office for Davidson County, Tennessee, dated May 31, 2016 and recorded on June 06, 2016.

Jamie Lee Devereaux joins in the signature of this warranty deed to convey any and all marital interest.

This is improved property commonly known as: **4137 Alva Lane, Nolensville, TN 37135**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25 day of July 2023.

Jamie Devereaux
JAMIE LEE DEVEREAUX

STATE OF South Carolina)
)
COUNTY OF Charleston)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JAMIE LEE DEVEREAUX**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 25 day of July, 2023.

Sara R. Rice
Notary Public Tara R. Rice

My Commission Expires: 02/08/2031

TARA R RICE
Notary Public-State of South Carolina
My Commission Expires
February 08, 2031

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 24th day of July 2023.

JESSICA G. MATIS

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JESSICA G. MATIS**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 24th day of July, 2023.

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 03, 2025

Notary Public

My Commission Expires:

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 **7/24/2023** (date of document).

Affiant Signature

7/24/2023
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **24** day of **JULY**, 2**023**.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

