PREPARED BY: RETURNED TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

Prepared By & Return To:
Tennessee Title Services LLC-Brentwc
7000 Executive Center Dr
290
Brentwood, TN 37027
B-23-2743

Karen Johnson Davidson County
Batch# 1033448 **DEEDWARR**
08/02/2023 10 34 08 AM 2 pgs
Fees $13 00 Taxes $1,757 50

20230802-0059571

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000 00

Janice Collins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1st day of August, 2023

Kim Murray
Notary Public

Commission Expires 3/7/26

KIM MURRAY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Calla J Carpenter 725 Hallcrest Court Hermitage, TN 37076	New Owner	098-05-0A-54.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **Michael Joseph Colón Mathis F/K/A Michael Joseph Colon, a married man and Peyton Spottswood Mathis IV, a married man, as tenants in common with rights of survivorship** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Calla J. Carpenter, an unmarried woman,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT·

Land in Davidson County, Tennessee, being Lot No 18 on the Plan of Section Two, Hampton Hall of record in Plat Book 9700, Page 662, 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 Michael Joseph Colon, a married man and Peyton Spottswood Mathis IV, a married man, as tenants in common with rights of survivorship by Warranty deed from Todd David Halterman and Lisa Marie Halterman, husband and wife of record in Instrument No 20200918-0107080 Register's Office for Davidson County, Tennessee, dated September 15, 2020 and recorded on September 18, 2020

THIS CONVEYANCE IS MADE SUBJECT TO (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations, (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein

The foregoing legal description is the same as contained in the resource of title shown above

This is improved property known as· 725 Hallcrest Court, Hermitage, TN 37076

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

Dated this the 1st day of August, 2023

Michael Joseph Colón Mathis

Peyton Spottswood Mathis, IV

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 1st day of August, 2023, before me personally appeared Peyton Spottswood Mathis, IV and Michael Joseph Colón Mathis, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed

Witness my hand, at office, this 1st day of August, 2023

Notary Signature
My commission expires 6-1-2025

BRYANT L GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY