Karen Johnson Davidson County
Batch# 1034488 DEEDWARR
08/04/2023 08:29:30 AM 3 pgs
Fees: $18.00 Taxes: $1,294.63
20230804-0060286

This instrument was prepared by:
DLO Title, LLC
101 SE Parkway Court, Ste 220
Franklin, TN 37064

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is $349,900.00

Sworn to and subscribed before me this 31ST day of July, 2023.

Affiant

Notary Public

FAITH NATALIE PETRAS
STATE OF TENNESSEE
NOTARY PUBLIC
MARSHALL COUNTY

Address of New Owner:	**Send Tax Bills to:**	**Map-Parcel Number:**
Christopher Alexander Mathews Ender Valdivieso Mathews 1402 Jewell St Nashville, TN 37207	New Owner	071-16-0-128.00

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Growing up Growing Old, LLC, a Tennessee limited liability company,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Christopher Alexander Mathews and Ender Valdivieso Mathews,** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. Part of Lots 26, 27 and 28 on the Plan of T. I. Ward Resubdivision of Lots Nos. 27 through 49, in Williams and Hayes Company Belleview Plan of record in Plat Book 974, Page 48, in the Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point in the Westerly margin of Jewel Street 70.4 feet Northerly from the Northwest corner of said street and Crocket Street; thence Westerly 165.4 feet to a point in the line between Lots 25 and 26, 76.56 feet Northerly from the margin of Crockett Street; thence with the line between said lots, Northerly 62.00 feet; thence Easterly 177.9 feet to the Westerly margin of Jewel Street; thence Southerly 60.0 feet to the beginning.

Being the same property conveyed to Growing Up Growing Old, LLC by Warranty deed from Tiffany Strong, married of record in Instrument No. 20171204-0123583 Register's Office for Davidson County, Tennessee, dated November 29, 2017 and recorded on December 04, 2017

This is improved property known as **1402 Jewell St, Nashville, TN 37207.**

This conveyance is made subject to: zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor __X__ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS my hand, this 31 day of July, 2023.

John Ambrose, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared John Ambrose, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the sole member of Growing up Growing Old, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such sole member, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as sole member.

Witness my hand, at office, this 31 day of July 2023.

Notary Public
My Commission Expires: _____

R. MARK DOUGALL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
06/27/2027
WILLIAMSON COUNTY

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 7/31/2023 (date of document).

Affiant Signature

7/31/2023
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 31 day of JULY, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

