Karen Johnson Davidson County
Batch# 1036805 DEEDWARR
08/10/2023 10:49:30 AM 3 pgs
Fees: $18.00 Taxes: $943.50
20230810-0062035

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00.

Affiant

KEMBERLY POWELL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of August, 2023.

Notary Public
MY COMMISSION EXPIRES: 4-23-25
File No. G23-19308

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Grace Anne Wirth (NAME)	New Owner (NAME)	100-91
8273 Old Pond Creek Rd. (STREET ADDRESS)	(STREET ADDRESS)	
Pegram TN 37143 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Steven Mathers, a married man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Grace Anne Wirth, 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. 1 on the Plat of Steven Mathers Subdivision of record in Instrument No. 20080124-0007565, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Steven Mathers by Deed dated February 1, 2007 from Ron Kinslow and Marsha Kinslow, husband and wife, recorded February 6, 2007, in Instrument Number 20070206-0015330, Register's Office of Davidson County, Tennessee. This is not, nor has it ever been the marital homestead of the Grantor.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2022 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 8273 Old Pond Creek Road, Pegram, TN 37143.

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

Witness my/our hand(s) this 8th day of August, 2023.

Steven Mathers

Steven Mathers

STATE OF Nevada
COUNTY OF Washoe

On this 8th day of August, 2023, before me personally appeared Steven Mathers, 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 8th day of August, 2023.

Theresa Shannon
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 04-90804-2
My Appt. Expires July 28, 2024

Notary Signature
My commission expires: 7-28-2023

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 8-8-23 (date of document).

Affiant Signature

8-10-23
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 10th day of August, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY