Name and Address of New Owner:
Richard Stangel Stewart
1900 Richard Jones Road #R7
Nashville, TN 37215

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 1044322 DEEDWARR
08/30/2023 03:19:30 PM 4 pgs
Fees: $23.00 Taxes: $1,295.00
20230830-0068074

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 117 15 0A 167.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Bryce D. Matthews and Brian Matthews and tenants in common with right of survivorship**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Richard Stangel Stewart, a single person,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Parcel No. 167, Unit No. R-7 in a Horizontal Property Regime located on the Plat of Green Hills Terrace Condominiums, of record in Plat Book 5200, Page 64, Register's Office for said county, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Bryce D. Matthews and Brian Matthews and tenants in common with right of survivorship by Warranty Deed from Lincoln Joseph Lakoff and Katrina L. Lakoff, husband and wife, dated May 14, 2021, of record in Instrument No. 20210518-0066905, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been prorated, 2023 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved Property known as: 1900 Richard Jones Road #R7, Nashville, TN 37215

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 25th day of August, 2023.

_____ (SEAL)
Bryce D. Matthews

_____ (SEAL)
Brian Matthews

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of August, 2023, before me personally appeared Bryce D. Matthews and ~~Brian Matthews~~, 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 25th day of August, 2023

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

_____
Notary Signature
My commission expires: 11·3·2025

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $350,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 25th day of August, 2023.

_____
Notary Signature
My commission expires: 10/2/2023

LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/2/2023
COUNTY OF DAVIDSON

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 25th day of August, 2023.

_____(SEAL)
Bryce D. Matthews

Brian Matthews (SEAL)
Brian Matthews

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of August, 2023, before me personally appeared Bryce D. Matthews, 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 25th day of August, 2023.

_____
Notary Signature
My commission expires:

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $350,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/2/2023
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 25th day of August, 2023.

_____
Notary Signature
My commission expires: 10/2/2023

STATE OF Ohio
COUNTY OF Butler

On this 25th day of August, 2023, before me personally appeared Brian Matthews, 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 25th day of August, 2023.

NOTARY PUBLIC STATE OF OHIO

MICHAEL B WOMICK
Notary Public
State of Ohio
My Comm. Expires
March 11, 2028

_____
Notary Signature
My commission expires: 3/11/2028

Completed via Remote Online Notarization using 2 way Audio/Video technology.

NotaryCam Doc ID: 70059e6e-e53b-4a9b-a713-0767dde2aad8 202308300068074

TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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 8/25/2023.

D. Shayne Adair

8/29/2023
Date

STATE OF TENNESSEE
STATE OF DAVIDSON

Sworn to and subscribed before me this 29 day of August, 2023.

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

April D. Wideman
Notary Public
My Commission Expires: 03/07/2026