Karen Johnson Davidson County
Batch# 1088211 DEEDWARR
01/03/2024 02:24:30 PM 4 pgs
Fees: $23.00 Taxes: $1,295.00
20240103-0000719

PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DL) Title No.: 63484
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Adam R. Conde 131 Hillsboro Place Nashville, TN 37215	Volunteer State Bank 323 E Main St Hendersonville TN 37075

TAX MAP PARCEL NUMBERS: 117030C13100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$350,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Ben Matthews and Carleen Matthews, both unmarried,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Adam R. Conde, an unmarried man,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 131 of Hillsboro Place Condominiums, a horizontal proeprty regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5200, page 725, amended in Book 5200, pages 757 and 758, Register's Office for said County, to which source reference is hereby made for more compete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Ben Matthews and wife, Carleen Matthews, by Warranty Deed from Buchanan & Company, Inc. dated September 20, 2004 and recorded on September 24, 2004, of record in Inst. No. 20040924-0115495, Register's Office for Davidson County, Tennessee. The said Ben Matthews and Carleen Matthews have since divorced by Final Decree of Divorce, No. 22CV-51876, in the Chancery Court for Williamson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2024, and subsequent years; The Plan, with Owner's Certificate, of record in Book 5200, page 725, amended in Book 5200, pages 757 and 758, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description; The provisions of the condominium Master Deed of record in Book 6244, page 394, amended in Book 6285, page 209, Inst. No. 20170515-0048155, Inst. No. 20180717-0069522, Inst. No. 20170615-0060259, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters; Charter of Hillsboro Place Homeowners' Association of record in Book 6265, page 260, said Register's Office; Stormwater Detention Agreement of record in Book 6128, page 852, said Register's Office; Deed of Conveyance to Metropolitan Water and Sewerage Services of record in Book 6255, page 932, and Book 6255, page 937, said Register's Office; Grant of Easement to Comcast of Nashville I, LLC, of record in Inst. No. 20161021-0111268, said Register's Office.

This is improved property, known as 131 Hillsboro Place, Nashville, TN 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF on the dates shown in each notary acknowledgement.

Ben Matthews

Carleen Matthews

State of Tennessee

County of Davidson

On this 3rd day of January, 2024, before me the undersigned authority, personally appeared **Ben Matthews**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Notary

My Commission Expires: _____

State of Tennessee

County of Davidson

On this 3rd day of January, 2024, before me the undersigned authority, personally appeared **Carleen Matthews**, to me known (or proved to me on the basis of satisfactory evidence) to be the person (s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: _____

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or ~~value~~, whichever is greater, for this transfer is: $350,000.00.

Affiant

Sworn and subscribed before me this 3rd day of January, 2024.

Notary

My Commission Expires: 11-6-2024

JIM MYERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden **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 electric document is a true and exact copy of the original document executed and authenticated according to law on** 1-3-2024 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 1-3-2024

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3rd **day of** January **,** 2024 **.**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

