THIS INSTRUMENT WAS PREPARED BY	
Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P24-6834-WE	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,325,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF January 2024 Notary Public MY COMMISSION EXPIRES: Nov 8 2027 (AFFIX SEAL)

R. L. MOORE
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dennis Matkosky and Leslie Matkosky, Trustees of The Dennis Matkosky Productions, Inc. Defined Benefit Pension Plan	NEW OWNER	
4657 Tara Drive		145-02-0-001.00
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Barbara G Stokes, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Dennis Matkosky and Leslie Matkosky, Trustees of The Dennis Matkosky Productions, Inc. Defined Benefit Pension Plan**

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:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being Lot No. 240 on the Plan of Section 2, Tynewood Estates, of record in Book 2900, Page 90, Register's Office for said County, and more particularly described according to a survey prepared by R. L. Montoya, Land Surveying, dated January 11, 1980, Job. 80-1-7, as follows:

Said Lot No. 240 fronts 313.02 feet on the Westerly margin of Tara Drive, and extends back between lines, measuring 267 feet on the Northerly line and 284.83 feet on the Southerly line, to a line in the rear on which it measures 259.75 feet thereon.

Being the same property conveyed to Ogden Stokes and wife, Barbara G. Stokes, by Installment Deed from Mary A. Kirk of record in Book 5556, Page 556, Register's Office for Davidson County, Tennessee, dated January 17, 1980 and recorded on January 17, 1980.

Said Ogden Stokes died on February 6, 2022, vesting Barbara G. Stokes as surviving tenant.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved _X_ improved property known as **4657 Tara Drive, Nashville, TN 37215**

Karen Johnson
Batch # 1091599
01/22/2024 12:19:13 PM
Fees: $13.00 Taxes: $4,902.50
Davidson County
DEEDWARR
2 pgs
20240122-0003237

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. 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.

Witness our hands this the 10 day of January, 2024.

Barbara G. Stokes

Barbara G Stokes

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Barbara G Stokes,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 10 day of January, 2024.

My Commission expires: Nov 8, 2027

Notary Public

R. L. MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON