WARRANTY DEED

Karen Johnson
Batch # 1091694
01/22/2024 01:53:31 PM
Fees: $13.00 Taxes: $1,404.15

Davidson County
DEEDWARR
2 pgs

20240122-0003363

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $379,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF JANUARY, 2024.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

SANDRA DENISE WOODS
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 05-20-2024

THIS INSTRUMENT WAS PREPARED BY

Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 23-0633

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Tana Marie Matz Russ and Timothy John Matz	Wesley Mortgage, LLC	Map: 05205001100
(NAME) 857 Gallavista Avenue	(NAME) 9009 Carothers Pkwy Ste A-3	
(ADDRESS) Madison, TN 37115	(ADDRESS) Franklin TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED SEVENTY-NINE THOUSAND FIVE HUNDRED AND NO/100 DOLLARS ($379,500.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

KUDZU REAL ESTATE, INC.,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

TANA MARIE MATZ RUSS, UNMARRIED, AND TIMOTHY JOHN MATZ, MARRIED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO 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. 13 of Block "E" on the Revised Plan of Power and Roth's Madison Park Subdivision of record in Plat Book 843, Page 7, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to Kudzu Real Estate, Inc., a Tennessee corporation, by Warranty Deed from Biffie C. Jones, III, a single man, dated July 13, 2002 and recorded on July 19, 2022, of record in Inst. No. 20220719-0082742, Register's Office for Davidson County Tennessee and by Quitclaim Deed dated July 21, 2022, recorded July 22, 2022, of record in Inst. No. 20220722-0084064, said Register's Office.

This conveyance is made subject to: (1) 2024 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 843, Page 7, said Register's Office; (3) Metropolitan Government Codes Letter of record in Instrument No. 20220414-0043355, in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 857 Gallavista Avenue, Madison, TN 37115
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 11th day of January, 2024.

Kudzu Real Estate, Inc.

BY: _____
Robert B. Potter
President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Robert B. Potter with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the President respectively of Kudzu Real Estate, Inc. the within named bargainer, and corporation, and that he/she as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this, 11th day of January, 2024.

My Commission Expires: 3/6/24

_____
Notary Public

PATRICIA A. HILLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY