WARRANTY DEED

Prepared by:
Return and Rosenthal Title, Inc
[illegible] Blvd., Suite 130
TN 37215

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2026

STATE OF TENNESSEE
COUNTY Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $615,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF JANUARY, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Amara Anne Berthelsen Mattingly Jeffrey Jay Mattingly		084 16 0 218.00
(NAME)	(NAME)	Karen Johnson Davidson County Batch # 1093307 DEEDWARR 01/24/2024 11:27:14 AM 2 pgs Fees: $13.00 Taxes: $2,275.50
3231 Knobview Drive	NEW OWNER	
(ADDRESS)	(ADDRESS)	20240124-0004703
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, We **Jon B. Sullivan, personal representative of The Estate of Ann Sullivan Loring**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Amara Anne Berthelsen Mattingly and Jeffrey Jay Mattingly, wife and husband**, hereinafter called the GRANTEE(S), his/her/their 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. 8-B on the Revision of Lot 8A and 8B, Nob Hill, of record in Plat Book 6050, Page 234, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Jennings B. Loring, Sr, and wife, Ann S. Loring by Warranty Deed from Ben C. Purnell and wife, Evelyn P. Purnell, dated 01/28/1986, of record in Instrument No. 19860203-6775014, Register's Office for Davidson County, Tennessee.

The said Jennings B. Loring, Sr. died on 09/27/2014, leaving the said Ann S. Loring the sole surviving tenant by the entirety.

Being the same property conveyed to J. Blake Freeman, Trustee further conveyed to Ann S. Loring, a widow, by Quitclaim Deed from Ann S. Loring, a widow dated 01/27/2016, of record in Instrument No. 20160129-0008912, as affected by Scrivener's Affidavit recorded in Instrument No. 20161122-0123324, Register's Office for Davidson County, Tennessee.

The said Ann S. Loring died intestate on 12/19/2023 as evidenced in order to probate recorded in the Probate Court of Wilson County, Tennessee in Docket No. 2024PR18.

The said Ann S. Loring and Ann Sullivan Loring, being one and the same person.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 3231 Knobview Drive, Nashville, TN 37214
(House Number) (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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 12th day of January, 2024.

THE ESTATE OF ANN SULLIVAN LORING

Jon B. Sullivan Personal Representative
Jon B. Sullivan, personal representative

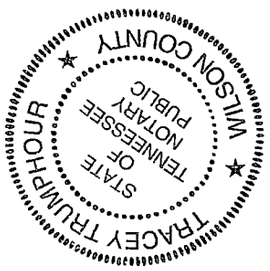
State of TENNESSEE
County of WILSON

Personally appeared before me, the undersigned Notary Public, in and for said County and State, personally appeared **Jon B. Sullivan, personal representative of The Estate of Ann Sullivan Loring,** 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 **personal representative of The Estate of Ann Sullivan Loring,** the within named bargainor, and that he/she as such executor being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and Official seal this 12th day of January, 2024.

Notary Public

My Commission Expires: 3.8.2025



RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122