Karen Johnson
Batch # 1095225
01/29/2024 10:36:29 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDWARR
3 pgs
20240129-0005874

Grantor and Mailing Address:
Brenda LS Matthews and Roderick Rommell Matthews
103 Napa Valley Way
Madison, Alabama 35758

Grantee and Mailing Address:
The Matthews Revocable
Management Trust dated
January 22, 2024
103 Napa Valley Way
Madison, Alabama 35758

Property Mailing Address:
206 Westchase Drive
Nashville, Tennessee 37205

Instrument prepared by:
JoAnn M. Perez, Esq.
Perez Law, P.C.
2204 Whitesburg Dr. Ste. 225
Huntsville, AL 35801
(256) 536-3890

STATE OF TENNESSEE }
}
COUNTY OF DAVIDSON }

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Three Hundred Forty One Thousand Seven Hundred and no/100 Dollars ($10.00), the amount of which can be verified at the Davidson County Tax Assessor's Office, in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, we, **BRENDA LS MATTHEWS and RODERICK ROMMELL MATTHEWS, WIFE AND HUSBAND,** hereinafter referred to as "Grantors" have this day bargained, sold and by those present do hereby remise, release, and convey unto **RODERICK ROMMEL MATTHEWS and BRENDA LEE STEVENSON MATHEWS, as Trustees or their Successors in Trust under the MATTHEWS REVOCABLE MANAGEMENT TRUST, dated January 22, 2024**, hereinafter referred to as "Grantee", the following described real estate, situated in Davidson County, Tennessee, to wit:

Being Unit No. 206 of Westchase Condominium Apartments Phase 1 as shown on plan of record in Book 5200 Page 578 in the Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more particular description

Being the same property conveyed to Brenda L. S. Matthews Trustee of the 206 Westchase Drive Living Trust by Warranty deed from Charles T. Wright and wife, Ashley Danford Wright of record in Instrument No. 20150728-0073944 Register's Office for Davidson County, Tennessee, dated July 27, 2015 and recorded on July 28, 2015. Brenda L.S. Matthews having since resigned as Trustee in Instrument Number 20150730-0075040, leaving Jordan Armand Matthews as Successor Trustee.

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Book 5200, Page 578 and Book 6250, Page 43, Register's Office for Davidson County, Tennessee.
- The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Westchase Condominium, Phase I, of record in Book 6097, Page 266, amended in Book 6112, Page 677, Book 6341, Page 380, Book 6866, Page 362 and Book 9059, Page 975, Register's Office for Davidson County, Tennessee.
- By-Laws of Westchase Condominium of record in Book 6097, Page 319, amended in Instrument No. 20170420-0038781, Register's Office for Davidson County, Tennessee.
- Sanitary Sewer Easements of record in Book 3943, Page 948, Book 3958, Page 146, Book 3966, Page 144, Register's Office for Davidson County, Tennessee.
- Drainage easement for flow of Sugartree Creek of record in Book 5200, Page 578, Register's Office for Davidson County, Tennessee.
- Easement to Comcast of Nashville by Westchase Homeowners Association of record in Instrument Number 20100219-0012994, in the Register's Office for Davidson County, Tennessee.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

Property Address: 206 Westchase Dr. Nashville, Tennessee 37205
(Parcel # 116 03 OG 008.00)

Source of Title: Book: Instrument 20210322-037820

THIS PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF GRANTOR.
NO TITLE OPINION REQUESTED OR PERFORMED.
LEGAL DESCRIPTION PROVIDED BY GRANTOR.

TO HAVE AND TO HOLD the real estate above described together with all singular tenements, hereditaments, right, members, privileges and appurtenances there unto belonging, or in any way appertaining, to have and to hold the same unto the said Grantee and to its heirs and assigns forever; and Grantor hereby warrants the title of the same against all claims whatever; said property being subject however to ad valorem taxes for the year 2024, and further excepting restrictions and easements of record in the Register's Office of Davidson County, Tennessee pertaining to the above described property.

WITNESS their hands and seals this the 22nd day of January, 2024.

BRENDA LS MATTHEWS (SEAL)

RODERICK ROMMELL MATTHEWS (SEAL)

(By preparing same the scrivener does not expressly or impliedly give any opinion or warranty as to the status of the title of the property conveyed herein.)

STATE OF ALABAMA }
}
COUNTY OF MADISON }

I, the undersigned, a Notary Public, for the State of Alabama at Large, do hereby certify that on this day personally appeared before me **BRENDA LS MATTHEWS and RODERICK ROMMELL MATTHEWS**, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this date that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

THIS the 22nd day of January, 2024.

Notary Public (SEAL)
My Commission Expires: 6/27/2027