This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-22201-MC

Karen Johnson Davidson County
Batch# 1102592 DEEDWARR
02/20/2024 03:57:30 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20240220-0011686

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $300,000.00.

Affiant

Subscribed and sworn to before me, this the 20th day of February, 2024.

Notary Public
My Commission Expires: 9-21-26

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Michael Matta 123 Anton Drive Nashville, TN 37211	146 McMurray Cir Nashville TN 37211	148 10 0C 001.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Steven Clapp, a single man,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Michael Matta, a married man,** hereinafter called the Grantee(s), his/her/their heirs and 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 Unit No. A on the Master Deed and Declaration of Covenants and Restrictions for Anton Drive 9, of record in Instrument Number 20060815-0100398, Register's Office of Davidson County, Tennessee, revising Lot 9 on the Plan of Anton Place, of record in Plat Book 9700, page 376 and Surveyor's Certificate of Correction of record in Book 10589, page 126, said Register's Office, to which plan reference is here made for a more complete and accurate legal description.

Being the same property conveyed to Steven Clapp, single, by Quitclaim Deed from Steven Clapp and Brittany K. Austin, who acquired title as Brittany Clapp, husband and wife, of record in Instrument No. 20210525-0070997, in the Register's Office of Davidson County, Tennessee, dated May 20, 2021 and recorded on May 25, 2021. Further being the same property conveyed to Steven Clapp and Brittany Clapp, husband and wife, by Warranty Deed from Girgis Monir Tanas (formerly Zaki Tanas) and Nermin Tawfik Tanas (formerly Nermin Saad), husband and wife, of record in Instrument No. 20170703-0066898, in the Register's Office of Davidson County, Tennessee, dated June 30, 2017 and recorded on July 03, 2017.

This is ☒ improved or ☐ unimproved property located at: **123 Anton Drive, Nashville, TN 37211**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

202402200011686

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 20th day of February, 2024.

GRANTOR:

Steven Clapp

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Steven Clapp**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 20th day of February, 2024.

Notary Public
My Commission expires: 9-24-26

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

202402200011686

- 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 02/20/2024 (date of document).

Kirsten Virden

Affiant Signature

Date: 02/20/2024

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 20 day of February, 2024.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

