Karen Johnson Davidson County
Batch# 1105781 DEEDWARR
02/28/2024 03:21:30 PM 3 pgs
Fees: $18.00 Taxes: $3,792.50
20240228-0013741

PREPARED BY (AND RETURN TO):
Ivey Title, LLC
104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DL) Title No.: 63513
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
McCall Current Matlock James Reagan Matlock 3203 Granny White Pike Nashville, TN 37204	**New Owner**

TAX MAP PARCEL NUMBERS: 11805001500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,025,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Heather Rosdeutscher, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **McCall Current Matlock and James Reagan Matlock, wife and husband,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, Being Lot No. 184 and the southerly 5 feet of Lot No. 183, on the Map of Victoria Place, as of record in book 332, page 10, Register's Office for said County,

Said Lot and part of lot adjoin and front together 55 feet on the westerly side of 12th Avenue, South or Granny White Pike, and run back between parallel lines 150 feet to an alley. Included in the above description, but excluded therefrom is that portion of subject property conveyed to the State of Tennessee, by Final Judgment of record in Book 4866, page 651, said Register's Office, described as follows:
Beginning at a point in the west margin of 12th Avenue South, said point being south 11 degrees 51 minutes west 55 feet from the south margin of Ferguson Avenue; thence along the said west margin south 11 degrees 51 minutes west 55.0 feet to a point; thence north 78 degrees 09 minutes 20.0 feet to a point; thence north 17 degrees 03 minutes east 55.2 feet to a point; thence south 78 degrees 09 minutes east 15.0 feet to the point of beginning and containing 963 square feet.

Being part of the same property conveyed to Heather Rosdeutscher, unmarried by Warranty Deed from John B. Everhart and Kathryn L. Everhart, husband and wife, dated May 25, 2016 and recorded on May 26, 2016 of record in Instrument No. 20160526-0052919, Register's Office for Davidson County, Tennessee.

Description Reference: Described from source materials examined by the attorney preparing this conveyance.

This conveyance is subject to: Taxes for 2024, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Book 332, page 10, said Register's Office.

This is improved property, known as 3203 Granny White Pike, Nashville, TN, TN 37204

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 16th day of February, 2024

Heather Rosdeutscher

Heather Rosdeutscher

State of Tennessee

County of Davidson

On this 16th day of February, 2024, before me the undersigned authority, personally appeared Heather Rosdeutscher, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $1,025,000.00.

Affiant

Sworn and subscribed before me this 16th day of February, 2024

Notary

My Commission Expires: 11-2-24

CASSANDRA LAHOUTI STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 electronic document is a true and exact copy of the original document executed and authenticated according to law on 2/21/2024 (date of document).

Affiant Signature

2/24/2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21 day of February, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

