Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: DM-TAG-24-638

This Instrument Prepared by ~~and Return to:~~
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Karen Johnson
Batch # 1105889
02/29/2024 09:25:11 AM
Fees: $13.00 Taxes: $2,590.00
Davidson County
DEEDWARR
2 pgs
20240229-0013882

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $700,000.00.

Affiant

Subscribed and sworn before me this the 21st day of February, 2024.

Notary Public
My commission expires: 11-3-25

S. CHAPEL DRUMMOND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025

WARRANTY DEED

Address of New Owner:
Justin Mathiason
638 Westcott Lane
Nolensville, TN 37135

Send Tax Bill to:
Same as new owner

Tax Information:
187-05-0A 110.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, LARRY KEVIN HIGGINS A/K/A KEVIN HIGGINS AND JILL THISSEN HIGGINS, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JUSTIN MATHIASON, A SINGLE MAN, AND SYDNEY MOUSTAKIS, A SINGLE WOMAN, AS TENANTS IN COMMO\N WITH RIGHT OF SURVIVORSHIP, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 110 on the Plan of Final Plat of Burkitt Springs Phase I, of record in Plat at Instrument No. 20140115-0004012, 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 the same property conveyed to Jill Thissen Higgins and Kevin Higgins, wife and husband, by deed dated 09/18/2019, from Randall A. Duke, Jr., and Sheri L. Duke, husband and wife, of record in Instrument No. 20190919-0095033, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS __x__ IMPROVED PROPERTY KNOWN AS 638 Westcott Lane, Nolensville, TN 37135.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 my hand this the 21st day of February, 2024.

Larry Kevin Higgins

Jill Thissen Higgins

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Larry Kevin Higgins a/k/a Kevin Higgins and Jill Thissen Higgins, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 21st day of February, 2024.

My commission expires: 1-7-26

Notary Public

BENJAMIN SEAMON
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY