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

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $765,000.00.

Affiant

Subscribed and sworn before me this the 14th day of March, 2024.

Notary Public
My commission expires:

DONNA RANIERI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

Karen Johnson Davidson County
Batch# 1111350 DEEDWARR
03/14/2024 03:08:30 PM 3 pgs
Fees: $18.00 Taxes: $2,830.50
20240314-0017803

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Jennifer Elisa Matthews and Lee Holcomb Burke, Jr 5433 Brownstone Drive Brentwood, TN 37027	Same	171-04-0A 013.00

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, ALLISON R. BRIDGES AND SPENCER A. BRIDGES, WIFE AND HUSBAND, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JENNIFER ELISA MATTHEWS AND LEE HOLCOMB BURKE, JR, WIFE AND Husband, 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. 13 on the Plan of Section One Brownstone, R40 Residential P.U.D. of record in Plat Book 9700, Pages 496 and 497, 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 Allison R. Bridges and Spencer A. Bridges, wife and husband, by deed dated 05/16/2018, from Christopher M. Banet and Nicole Banet, husband and wife, of record in Instrument No. 20180517-0047275, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 5433 Brownstone Drive, Brentwood, TN 37027.

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 14th day of March, 2024.

Allison R. Bridges

Spencer A. Bridges

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state. Allison R. Bridges and Spencer A. Bridges, 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 14th day of March, 2024.

My commission expires:

9-7-26

Notary Public



AB

Certificate of Authenticity

I, Daniel Scarborough, 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 3/14/24.

Date

Affiant Signature

3/14/24

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 14th day of March, 2024.

Notary's Signature

My Commission Expires: 01-04-2027

Date

Notary's Seal

