Karen Johnson Davidson County
Batch# 1127959 DEEDWARR
04/29/2024 08:18:30 AM 3 pgs
Fees: $18.00 Taxes: $1,461.50
20240429-0030627

WARRANTY DEED

(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $395,000.00

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF April, 2024.

_____
Notary Public
MY COMMISSION EXPIRES: _____

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires JULY 9, 2024

File #24-TC-0615-620

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Stephanie I. Pruett	New Owner	
(NAME)	(NAME)	**114 15 1B 020.00**
615 Old Hickory Blvd., #620		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

JEFFREY MATLOCK AND MELISSA MATLOCK, A MARRIED COUPLE,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

STEPHANIE I. PRUETT, MARRIED,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Townhouse Lot No. 20 on the Plan of Harpeth Heights Townhomes, a Horizontal Property Regime with Private Elements, as shown on Exhibit "A1" of the Declaration of Covenants, Conditions and Restrictions for Harpeth Heights Townhomes, a Horizontal Property Regime with Private Elements, pursuant to Tennessee Code Annotated Section 66-27-101, et seq., as amended, of record in Instrument No. 20211105-0148324, Amended in Instrument No. 20220314-0029617, Instrument No. 20221212-0128620 and Instrument No. 20230426-0030536, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said Townhome Lot, and By-laws appended thereto as Exhibit "B," said Register's Office, are incorporated herein by reference and made a part hereof the same as thought copied herein, together with the rights and obligations of the Developer and the Townhome Owners, along with the undivided percentage interest in the Limited Common Elements and Townhome Common Elements appurtenant to said Townhomes Lot as set forth in said Declaration.

Reference is hereby also made to the Subdivision Plat of Novel Harpeth Heights (formerly Phase I, Westview Plaza) of record in Instrument No. 20210519-0067525, Register's Office for Davidson County, Tennessee, the property within which is subject to the above-referenced Declaration, and the referenced Plat.

Being the same property conveyed to Jeffrey Matlock and Melissa Matlock, husband and wife by Warranty Deed from Beazer Homes, LLC, a Delaware Limited Liability Company, dated and recorded January 4, 2023, of record in Instrument No. 20230104-0000614, Register's Office for Davidson County, Tennessee.

Also conveyed herewith are the Grantor's interests in those certain appurtenant vehicular, pedestrian, utility and other easements as set forth (i) in that certain Amended and Restated Access and Utility Easement of record in Instrument No. 20201211-0145290, in the Register's Office for Davidson County, Tennessee, (ii) in that certain Access Easement of record in Book 9130, Page 905, in the Register's Office for Davidson County, Tennessee, (iii) in that certain Declaration of Easements, Covenants, Conditions and Restrictions for Harpeth Heights of record in Instrument No. 20210115-0007399, in the Register's Office for Davidson County, Tennessee, and (iv) on that certain Plan of record in Plat Book 7900, Page 621, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.

* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Westview Plaza, A Commercial Planned Unit Development, as recorded in Plat Book 7900, Page 506 and Surveyor's Certificate of Correction of record in Book 8905, Page 49.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Phase Two, Westview Plaza, A Commercial Planned Unit Development, as recorded in Plat Book 7900, Page 621.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Subdivision of Novel Harpeth Heights (Formerly Phase I Westview Plaza), as recorded in Plat Instrument No. 20210519-0067525.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20210115-0007399.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20211105-0148324, as amended in Instrument Nos. 20220314-0029617, 20221212-0128620 and 20230426-0030536.
* Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20201218-0150077.
* Easement for Access, recorded in Book 9130, Page 905; Instrument No. 20100209-0010192 and modification in Instrument No. 20200603-0057097 and amended and restated recorded in Instrument No. 20201211-0145290 and Confirmation of Expiration of Termination provisions of record in Instrument No. 20210804-0104791.
* Easement recorded in Instrument No. 20240111-0002497.
* Agreement as set forth in instrument recorded in Book 8891, Page 313.
* Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20030513-0064092.
* Agreement for Dedication of Public Right-of-way as set forth in instrument recorded in Instrument No. 20200824-0095115.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **615 Old Hickory Boulevard, #620, Nashville, TN 37209**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their 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/our hand(s) this the 26th day of April, 2024.

Jeffrey Matlock

Melissa Matlock

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of April, 2024, before me personally appeared Jeffrey Matlock, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 26th day of April, 2024.

Notary Signature
My commission expires:
STATE OF TENNESSEE
COUNTY OF DAVIDSON

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

On this 26th day of April, 2024, before me personally appeared Melissa Matlock, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 26th day of April, 2024.

Notary Signature
My commission expires:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

AFFIDAVIT FOR RECORDING

I, Cindy S. Smith, 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 **April 26th, 2024** (date of document).

Cindy S. Smith, Affiant

04/26/2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me on this 26th day of April, 2024.

Notary

MY COMMISSION EXPIRES:

SARAH CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MARCH 21, 2026