WARRANTY DEED

Karen Johnson Davidson County
Batch# 1128906 DEEDWARR
04/30/2024 10:22:30 AM 2 pgs
Fees: $13.00 Taxes: $3,145.00
20240430-0031266

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $850,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 04/25/2024

NOTARY PUBLIC

MY COMMISSION EXPIRES 4-13-25

CHERIE FRANKLIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 04-13-2025

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
Suite 160
Brentwood, TN 37027
file # 2024-10058-NASH

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank, please use the address of the new owner**	MAP-PARCEL
Gregory Matthews	Same as new	146-12-0-153.00
407 Barrywood Drive	owner	
Nashville, TN 37211		

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

David Lee Carlisle, and wife Suzanne W. Carlisle

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

John G. Matthews, a signle man

HEREINAFTER CALLED THE GRANTEE(S), 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 Lot No 337 on the Plan of Crieve Hall Estates, Section V, of record in Book 2133, page 91, Register's Office, Davidson County, Tennessee. Said Lot No. 337 fronts 157 feet on the southerly side of Barrywood Drive and runs back 228.3 feet on the easterly line and 274.4 feet on the westerly line, to a dead line in the rear, which is a broken line, on which it measures 91 feet.

Being the same property conveyed to David L. Carlisle and wife, Melinda N. Carlisle by Warranty Deed from Barbara Shannon Malone Bateman of record in Book 6059, page 860, Register's Office for Davidson County, Tennessee, dated May 13, 1983 and recorded on May 19, 1983.

Being the same property conveyed to David Lee Carlisle by Quitclaim Deed from Melinda Nevil Carlisle of record in Book 11185, page 48, Register's Office for Davidson County, Tennessee, dated November 19, 1997 and recorded on November 03, 1998.

Being the same property conveyed to David Lee Carlisle and wife, Suzanne W. Carlisle by Quitclaim Deed from David Lee Carlisle of record in Instrument No. 20100527-0040924 Register's Office for Davidson County, Tennessee, dated May 25, 2010 and recorded on May 27, 2010.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2024 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 407 Barrywood Drive Nashville, TN 37211

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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. 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 on April 25, 2024}.

David Lee. Carlisle

Suzanne W. Carlisle

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, David L. Carlisle and Suzanne W. Carlisle, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this April 25, 2024.

Notary Public

My Commission Expires: 8/8/2027

KILEE THORNTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

File #: 2024-10058-NASH

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

True Copy Certification

I, Yvette Meldrum, 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 25, 2024.

Signature
April 25, 2024
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this April 25, 2024

Notary's Signature

My Commission Expires: 4-13-25

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-13-2025