WARRANTY DEED

Karen Johnson Davidson County
Batch# 1139158 DEEDWARR
05/24/2024 10:27:30 AM 3 pgs
Fees: $18.00 Taxes: $2,793.50
20240524-0038807

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $755,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of May, 2024

Notary Public

MY COMMISSION EXPIRES: 4-13-25

(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Benjamin Mathews Anne Pickle Mathews	American Pacific Mortgage	072-15-4N-002.00CO
(NAME)	(NAME)	
100B McKennell Ave.	3000 Lava Ridge Court, Suite 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Rossville, CA 95765	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Woodbine Row, GP,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Benjamin Mathews and Anne Pickle Mathews, husband and wife,** hereinafter called the GRANTEES, 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 Unit B of The Cottages at 100 McKennell Drive, a Horizontal Property Regime with Private Elements, which is a Planned Unit Development as established by that certain Declaration of Covenants, Conditions, and Restrictions for The Cottages at 100 McKennell Drive of record in Instrument No. 20220308-0026102, in the Register's office for Davidson County, Tennessee, together with the Limited Common areas/ elements, General Common elements and Private Elements appurtenant to said Unit as described said instrument, Unit Owners, and the Bylaws of the Association of Owners, reference to which is hereby made for a more complete and detailed description of the Unit, the rights and obligations of the Declarant and the owner.

Being a portion of the same property conveyed to Woodbine Row, GP, by deed of record in Instrument No. 20220308-0026101, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☐ property, known as 100B McKennell Ave., Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with 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 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 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/our hands this 7th day of May, 2024.

Woodbine Row, GP

By: Steve Desoto, Partner

State of Tennessee
County of Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned, Steve Desoto with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Partner of Woodbine Row, GP and that he as such Partner executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Partner

WITNESS my hand and seal this 7th day of May, 2024.

Notary Public
My Commission Expires:

File No.: 17185

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11-17-2024

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 May 7, 2024.

Signature
May 7, 2024
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this May 7, 2024

Notary's Signature

My Commission Expires: 4-13-25

