RET
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1145019 DEEDWARR
06/10/2024 09:38:00 AM 2 pgs
Fees: $13.00 Taxes: $1,294.63

20240610-0043104

JESSICA R. WAECHTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $349,900.00.

Nancy Enoch
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF JUNE, 2024.

Notary Public

MY COMMISSION EXPIRES: 11-8-27
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 24-0304

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Anna Dmia Matlock	OWNER	Map: 05910030900
(NAME) 713 Garrison Drive	(NAME)	
(ADDRESS) Nashville, TN 37207	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED FORTY-NINE THOUSAND NINE HUNDRED AND NO/100 DOLLARS ($349,900.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

NASH HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ANNA DMIA MATLOCK, AN UNMARRIED WOMAN,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO 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. 3, on the Plan of Final Plat, Haynes Manor, Section 9, Phase I, of record in Book 6900, Page 771, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Nash Homes, LLC, a Tennessee limited liability company, by deed from Robert Lewis Mays, Talon Chase Mays, Charles Mays, and Sandrea Lanette Covington, Administrator of the Estate of Nancy Joanne Mays Case No. 22P1958, of record in Instrument No. 20240320-0019343, dated February 16, 2024, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 713 Garrison Drive, Nashville, TN 37207
(House No.) (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 our hands this 7th day of June, 2024.

Nash Homes, LLC
BY: _____
Michael Adly
Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Michael Adly with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Authorized Member respectively of Nash Homes, LLC, the within named bargainer, and that he as such Authorized Member being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this, 7th day of June, 2024.

My Commission Expires: 11/2/26

_____
Notary Public

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY