Karen Johnson Davidson County
Batch # 1145593 DEEDWARR
06/11/2024 09:36:06 AM 2 pgs
Fees: $13.00 Taxes: $1,184.00
20240611-0043542

Prepared by and return to:

5 Star Title of Tennessee, LLC
1616 Westgate Circle, Ste 227
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $320,000.00.

Affiant

R. L. MOORE
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Subscribed and sworn to before me this 10th day of June, 2024.

Notary Public
My Commission Expires: Nov 8, 2027

File No.: 2024-896

Address of New Owner:	Send Tax Bills to:	Tax Information:
Kelsey Lawrence	New Owner	
2714 O'Neal Dr. Nashville, TN 37208		081-06-0-006.00

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Michael Kenneth Matson, an unmarried man, and Sarah Elizabeth Parkinson, an unmarried woman

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Kelsey Lawrence, a single woman

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 97 on the Plan of Cumberland Gardens of record in Plat Book 2900, Page 3 and 4, 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 Michael Kenneth Matson and Sarah Elizabeth Parkinson, both unmarried by Warranty Deed from Dale Hire, a married man of record in Instrument No. 20190506-0042197 Register's Office for Davidson County, Tennessee, dated April 30, 2019 and recorded on May 06, 2019.

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

This is _X___ improved _____unimproved property and the address of the herein described property is believed to be 2714 O Neal Drive, Nashville, TN 37208, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 hands this 6th day of June, 2024.

Michael Kenneth Matson

Sarah Elizabeth Parkinson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 6th day of June, 2024, before me personally appeared Michael Kenneth Matson and Sarah Elizabeth Parkinson, 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 6th day of June, 2024.

Notary Signature
My commission expires: 01/17/2027

