Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 24054780

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $975,000.00

Affiant

Subscribed and sworn to before me, this 14th day of June, 2024.

Notary Public
My Commission Exp:

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2026

Karen Johnson
Batch # 1148403
06/18/2024 11:02:19 AM
Fees: $13.00 Taxes: $3,607.50

Davidson County
DEEDWARR
2 pgs

20240618-0045739

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Cristie Ann Durland 1428 15th Avenue South Nashville TN 37212	New Owner	Tax Parcel ID No. 105-05-0O-001.00- CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Samuel Coyn Mateer and Susan Mateer, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Cristie Ann Durland**, ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit A on the plan of 1430 15th Avenue South, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of 1430 15th Avenue South, a Horizontal Property Regime with Private Elements of record in Instrument No. 20141010-0094173, Register's Office for Davidson County, Tennessee , to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to SAMUEL COYN MATEER, by deed from CHRIS BAGLEY AND MELISSA BAGLEY, HUSBAND AND WIFE, of record in Instrument No. 20190125-0007680, dated January 25, 2018, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2024 and subsequent years for Map-Par. 105-05-0O-001.00- CO.

Matters shown on the Plan of record in Plat Book 4660, page 40, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20141010-0094173, said Register's Office.

This is improved property located at 1428 15th Avenue South Nashville TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of June, 2024.

Samuel Coyn Mateer

Susan Mateer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Samuel Coyn Mateer and Susan Mateer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of June, 2024.

Notary Public

SABRINA SCHULHAUSER
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

My Commission Expires: _____