WARRANTY DEED

THIS INSTRUMENT PREPARED BY:
Andrew M. Thompson, Attorney
McDonnell and Associates, PA
2442 Devine Street, Columbia, SC 29072
FILE: TN-24624769
73827886

Karen Johnson Davidson County
Batch# 1148591 DEEDWARR
06/18/2024 03:59:30 PM 6 pgs
Fees: $33.00 Taxes: $1,517.00
20240618-0046005

SEND TAX BILLS TO: NEW OWNER
Name of New Owner(s): **Roy Mathews and Binu Mathews and Dennis Mathews**
Address of New Owner(s): **207 Thompson Park Drive, Nashville, TN 37211**
Property ID NUMBER: 119100B00400CO

THIS INDENTURE, made and entered into this 2 day of May, 2024, by and between **Benjamin Mathews and Anne Pickle Mathews, Husband and Wife,** party of the first part, and **Roy Mathews and Binu Mathews, Husband and Wife, and Dennis Mathews, an unmarried Man, as Joint Tenants with Right of Survivorship,** party of the second part,

WITNESSETH: That for and in consideration of **Four Hundred Ten Thousand and 00/100 Dollars ($410,000.00),** cash in hand paid, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the City of Nashville, Davidson County, State of Tennessee, and being more particularly bounded and described as follows:

Land situated in the County of Davidson in the State of TN

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 4 ON THE PLAN OF 100 THOMPSON, A HORIZONTAL PROPERTY REGIME PLANNED UNIT DEVELOPMENT ESTABLISHED BY THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN INSTRUMENT NO. 20180207-0012545, AS AMENDED IN INSTRUMENT NO. 20180412-0034489, AND INSTRUMENT NO. 20181207-0119643, ESTABLISHING HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY, UNIT AS DEPICTED ON THE SITE PLAN SHOWN AS EXHIBIT "B" IN SAID DECLARATION, TOGETHER WITH INTEREST IN COMMON AREA.

THE CONVEYANCE OF THE ABOVE-DESCRIBED PARCEL OF LAND IS SUBJECT TO THE FOLLOWING:

1. DAVIDSON COUNTY PROPERTY TAXES WHICH HAVE BEEN PRORATED BY THE PARTIES AND ASSUMED BY THE GRANTEE(S), AND TAXES AND ASSESSMENTS FOR SUBSEQUENT YEARS.

2. AGREEMENT FOR DEDICATION OF PUBLIC RIGHT-OF-WAY OF RECORD IN INSTRUMENT NO. 20171117-0118389, SAID REGISTER'S OFFICE.

3. DECLARATION OF RESTRICTIONS AND COVENANTS FOR STORMWATER FACILITIES AND SYSTEMS OF RECORD IN INSTRUMENT NO. 20170720-0073444, SAID REGISTER'S OFFICE.

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4. DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN INSTRUMENT NO. 20180207-0012545, AS AMENDED IN INSTRUMENT NO. 20180412-0034489 AND INSTRUMENT NO. 20181207-0119643, AND AMENDED IN INSTRUMENT NO. 20190416-0034865, AND OF RECORD IN INSTRUMENT NO. 20190416-0034867, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

5. THE LIEN FOR SPECIAL ASSESSMENTS CONTAINED IN THE MASTER DEED AND BY-LAWS AS SPECIFIED ABOVE.

6. RIGHTS OF ADJOINING OWNERS IN AND TO THE USE OF PARTY WALLS LOCATED PARTLY UPON INSURED PREMISES AND PARTLY UPON ADJOINING PREMISES.

7. ANY AND ALL ZONING REGULATIONS, BUILDING RESTRICTIONS, SETBACK LINES, IF ANY, AND EASEMENTS AND RIGHTS OF WAY FOR PUBLIC UTILITIES APPLICABLE TO THIS PROPERTY

For Information Purposes Only:

DERIVATION: Being the same property conveyed to Benjamin Matthews, an unmarried person, by deed dated May 31, 2019 and recorded on June 4, 2019 in Deed Instrument/Case No. 20190604-0053373, in the County Clerk's Office.

TMS: **119100B00400CO**

Property Address: **207 Thompson Park Drive, Nashville, TN 37211**

This conveyance is subject to 2022, **Davidson** and City of **Nashville** Property Taxes and any applicable municipal taxes, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, easements, leases and other encumbrances of record.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances, estates, title, interests and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever. And the said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the afore-described real estate; that it has a good right to sell and convey the same; and that the title and quiet possession thereto it will warrant and forever defend the title to the afore-described real estate to the said party of the second part, its successors and assigns, against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.



WITNESS the signature of the said party of the first part the day and year first above written.

Benjamin Mathews

STATE OF TN

COUNTY OF Williamson **Acknowledgement**

On this 2 day of May, 20 24, before me personally appeared Benjamin Mathews and Anne Pickle Mathews, 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 and seal, this 2 day of May 2024.

Signature of Notary Public

KIMBERLY L RAYNOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WITNESS the signature of the said party of the first part the day and year first above written.

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Anne Pickle Mathews

Anne Pickle Mathews

STATE OF TN

COUNTY OF Williamson Acknowledgement

On this 2 day of May, 2024, before me personally appeared Anne Pickle Mathews, 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 and seal, this 2 day of May 2024

Signature of Notary Public

KIMBERLY L RAYNOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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202406180046005

AFFIDAVIT OF CONSIDERATION

The Affiant hereby swears or affirms that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$410,000.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale. See TN Code Section 66-5-209. Transfer Taxes due and owing on this transfer are **$1,517.00**, plus any remote filing electronic payment surcharges.

Affiant

Subscribed and sworn to before me this 2 day of May 20 24.

Notary Public Signature
My commission expires: 1-4-2027

KIMBERLY L RAYNOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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202406180046005

Tennessee Certification of Electronic Document

I, Sam Rider, 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 5/2/2024 (date of document).

Affiant Signature

May 3, 2024
Date

State of Michigan

County of Wayne

Sworn to and subscribed before me this 03 day of May, 2024

Notary's Signature

MY COMMISSION EXPIRES: 6/29/2025

NOTARY'S SEAL

KELLY L. SCOTT
Notary Public, State of Michigan
County of Macomb
My Commission Expires Jun. 29, 2025
Acting in the County of WAYNE