Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

24-CV-210

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1150667 DEEDWARR
06/25/2024 10:54:48 AM 2 pgs
Fees: $13.00 Taxes: $1,225.44

20240625-0047338

File No. AD-24-6790

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson SR

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $131,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of June, 2024

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SUSAN HARVILLE NOTARY PUBLIC TENNESSEE My Comm Exp June 17, 2026 COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven Paul Gawrys, Sr., Trustee of Commercial Street Trust dated July 19, 2016	New Owner	
(NAME) 5153 Hereford Ct ~~1322 Riverbrook Drive~~	(NAME) 5158 Hereford Ct	097-02-0A-055.00-CO
(ADDRESS) ~~Hermitage, TN 37076~~ Brentwood, TN 37027	(ADDRESS) Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I/we, **Matthew Francis Westerman, a single man**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Steven Paul Gawrys, Sr., Trustee of Commercial Street Trust dated July 19, 2016**, HEREINAFTER CALLED THE GRANTEE, 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 Lot No. 55 on the Plan of Final Plat of Villages of Riverwood, Phase One, Section One, Revision One of record in Plat at Instrument No. 20080723-0075577, as corrected by Surveyors Certificate of correction of record in Instrument No. 20081105-0110185, 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 Matthew Francis Westerman, a single man by Warranty Deed from Nicole Leigh Mathis, single woman of record in Instrument No. 20180726-0072949 Register's Office for Davidson County, Tennessee, dated July 25, 2018 and recorded on July 26, 2018.

This is property more commonly known as 1322 Riverbrook Drive, Hermitage, TN 37076.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 hand this 24th day of June, 2024.

Matthew Francis Westerman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of June, 2024, before me personally appeared Matthew Francis Westerman, 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 24th day of June, 2024.

Notary Signature
My commission expires: 3-3-26

SARAH SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY