Karen Johnson Davidson County
Batch# 1161168 DEEDWARR
07/24/2024 09:09:30 AM 4 pgs
Fees: $23.00 Taxes: $6,845.00
20240724-0055733

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 38219-05-2024	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $1,850,000.00. Carmen Coats Affiant Subscribed and sworn to before me this 12th day of July, 2024. Brooke Hicks Notary Public My Commission Expires: 5-9-26

BROOKE HICKS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Matthew Read Laurie Read 3920 Wallace Lane Nashville, TN 37215	New owner	Map and Parcel No.: 11616013800

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, Charles L. Howorth, III and Hillary N. Howorth, husband and wife ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to Matthew Read and Laurie Read, husband and wife ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3920 Wallace Lane, Nashville, TN 37215.

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

And Grantors covenants that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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, Grantors have executed this instrument on the 12th day of July, 2024.

GRANTORS:

Charles L. Howorth, III

Hillary N. Howorth

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Charles L. Howorth, III and Hillary N. Howorth, husband and wife, 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 12th day of July, 2024.

Notary Public
My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8, 2025

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Billuray, Section I, of record in Plat Book 2330, Page 33, the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Together with that portion of Boview Lane, having since been closed by Ordinance No. BL2003-1296 of the Metropolitan Government of Nashville Davidson County, Tennessee running with and adjacent to the South line of the above described lot and running to the center of the right of way of said lane.

Being the same property conveyed to Charles L. Howorth, III and Hillary N. Howorth, husband and wife, by Warranty Deed dated May 11, 2018 from Edmund S. Jackson and Lauren P. Jackson, husband and wife, of record in Instrument No. 20180514-0045927, in the Register's Office of Davidson County, Tennessee, dated May 11, 2018 and recorded on May 14, 2018.

This conveyance is made subject to the matters set forth below:

1. State, County and City taxes and assessments for the current year, a lien, not yet due and payable, which have been prorated between the parties and assumed by Grantee.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. 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.
4. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Billuray, Section I, as recorded in Plat Book 2330, Page(s) 33, Register's Office for Davidson County, Tennessee.
5. Easement retained by Metropolitan Government of Nashville Davidson County, Tennessee pursuant to Ordinance No. BL2003-1296.

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **July 12, 2024**.

Affiant Signature

July 23, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 23rd day of July, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25