# WARRANTY DEED

(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF July, 2024.

Notary Public
MY COMMISSION EXPIRES:

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-20-2028

Karen Johnson Davidson County
Batch# 1161357 DEEDWARR
07/24/2024 03:06:30 PM 3 pgs
Fees: $18.00 Taxes: $555.00
20240724-0055989

File #24-PA-1733-P

**THIS INSTRUMENT WAS PREPARED BY AND RETURN TO**

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER(S) |
|---|---|---|
| **ONEtoCREW LLC** | **New Owner** | |
| (NAME) | (NAME) | **081 10 0 120.00** |
| **203 22nd Street** | | |
| (ADDRESS) | (ADDRESS) | |
| **Old Hickory, TN 37138** | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

**CARLOS SANTANA MATLOCK, A SINGLE PERSON,**

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

**ONETOCREW LLC, A TENNESSEE LIMITED LIABILITY COMPANY,**

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 48 on Map of Cobb's Subdivision of Lot No. 6 of Harding Bosley Tract, as of record in Plat Book 161, Page 155, Register's Office for Davidson County, Tennessee.

Said Lot No. 48 fronts 75 feet on the Northerly side of Delk, formerly Martha Street and runs back 150 feet, more or less, on the Westerly line and 154.7 feet on the Easterly line, with the Westerly margin of 25th Avenue North, to an alley, measuring 39.3 feet thereon.

Being the same property conveyed to Charlene Matlock, by Special Warranty Deed from Wells Fargo Bank Minnesota, N.A., as Trustee for registered Holders of Option One Mortgage Loan Trust 2001-A, Asset-Backed Certificates, Series 2001-A, of record in Instrument No. 20040831-0105438, in the Register's Office of Davidson County, Tennessee, dated August 03, 2004 and recorded on August 31, 2004.

The said Charlene Matlock died on July 10, 2021 intestate, leaving Calvin Darnell Matlock as her sole heir at law per Affidavit of Heirship recorded simultaneously herewith in Instrument No. _202407240055988_____, in the Register's Office for Davidson County, Tennessee (see also Case No. 23P437 in the Seventh Circuit Court for Davidson County, Tennessee).

Further being the same property conveyed to Carlos Santana Matlock, by Quitclaim Deed from Calvin Darnell Matlock as Sole Heir-at-law and Carlos Santana Matlock, a/k/a C. Santana Matlock as Personal Representative of The Estate of Charlene Matlock, of record in Instrument No. 20231219-0097639, in the Register's Office of Davidson County, Tennessee, dated December 08, 2023 and recorded on December 19, 2023.

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of COBBS SUBDIVISION OF LOT NO 6 OF SUBD. OF HARDINGS BOSLEY TRACT, as recorded in Plat Book 161, Page(s) 155.

*Metropolitan Government of Nashville and Davidson County in Instrument No. 20231213-0096232.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: 1733 25th Avenue North, Nashville, TN 37208.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 22nd day of July, 2024.

Carlos Santana Matlock

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of July, 2024, before me personally appeared Carlos Santana Matlock, 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 22nd day of July, 2024.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

## True Copy Certification

I, **Pam Autry,** 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 this the 22 day of July, 2024.

Affiant Signature

Date 7/22/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 22 day of July, 2024.

Notary's Signature

MY COMMISSION EXPIRES:

