WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00

X _____ Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of August, 2024.

_____ Notary Public

MY COMMISSION EXPIRES: 8/24/27

(AFFIX SEAL)

KATHERINE LEE Notary Public At Large ROBERTSON COUNTY, TENN.

Karen Johnson Davidson County
Batch# 1173366 DEEDWARR
08/23/2024 08:17:30 AM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20240823-0064775

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Robertson County, Inc., 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Middle Tennessee Property Group, LLC	New Owner	Tax ID 043060279.00
(NAME) 201 Holly Lane	(NAME)	Tax ID 063020150.00
(ADDRESS) White House TN 37188	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Frankie Matthews and Mickey Matthews, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Middle Tennessee Property Group, LLC, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

537 Singer Drive
Being Lot No. 168 on the plan of Madison Park, Section 7, of record in Book 4300, Page 84, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

1524 Mohawk Trail
Being Lot No. 115 on the Plan of Nawakwa Hills, Powwow Addition, Section 4, of record in Book 974, Page 26, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description.

537 Singer Drive
Being the same property conveyed to Frankie Matthews and Mickey Matthews from First Jordan, FLP, as Trustee for the 537 Singer Drive Trust, by Deed dated January 26, 2012 and as of record in Instrument No. 20120126-0007404, said Register's Office.

1524 Mohawk Trail
Being the same property conveyed to Frankie A. Matthews and Mickey C. Matthews from George Brandt by Deed dated December 5, 2012 and as of record in Instrument No. 20121206-0112592, said Register's Office.

Frankie A. Matthews and Frankie Matthews are one and the same person.
Mickey C. Matthews and Mickey Matthews are one and the same person.

Subject to any and all easements and minimum building setback lines of record.

Subject to any and all matters and notes on plat of record in Book 974, Page 26 and Book 4300, page 84, Register's Office, Davidson County, Tennessee.

The subject properties are not the marital residence of either grantor.

unimproved ☐

This is improved ☑ property, known as 537 Singer Drive, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 21st day of August, 2024.

Frankie Matthews

Mickey Matthews

STATE OF TENNESSEE

COUNTY OF Robertson

On this 21st day of August, 2024, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Frankie Matthews and Mickey Matthews**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires: 8/24/27

Notary Public,

KATHERINE LEE
Notary Publir At Large
ROBERTSON COUNTY, TENN.

Certificate of Authenticity

I, Kathy Lee, 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 8/21/24.

Date

Affiant Signature

8/21/24

Date

State of TENNESSEE
County of ROBERTSON

Sworn to and subscribed before me this 21st day of August, 2024.

Notary's Signature

My Commission Expires: 5-20-25

Date

Notary's Seal (if on paper)

PAM S ATCHLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON