WARRANTY DEED

Karen Johnson Davidson County
Batch# 1173378 DEEDWARR
08/23/2024 08:24:30 AM 4 pgs
Fees: $23.00 Taxes: $6,382.50
20240823-0064788

KATHERINE LEE Notary Public At Large ROBERTSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,725,000.00

X _____ Affiant

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

_____ Notary Public

MY COMMISSION EXPIRES: 3/24/27

(AFFIX SEAL)

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	043020089.00; 069080006.00; 052070112.00
(NAME) 201 Holly Lane	(NAME)	19M-C-14.00; 19M-C-8.00; 19M-C-23.00; 19M-C-21.00
(ADDRESS) White House TN 37188	(ADDRESS)	119-82.00; 19M-C-28.00
(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 A. Matthews and Mickey C. Matthews and Shelia D. Matthews, husband and wife, 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:

709 May Drive
Being Lot No. 68 on the Plan of Fairview, Section III, of record in Book 3700, Page 113, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description.

3454 W. Hamilton Avenue
Being Lot No. 2 on the Plan of Haynes Park Subdivision, of record in Book 4300, Page 115, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description.

1051 Neelys Bend Road
A tract of land in the 11th Civil District of Davidson County, Tennessee, not of record and being part of the property formerly owned by the Madison Academy School and further described according to a survey by John Kohl, dated April 25, 1986, as follows:

Beginning at a point in the northerly margin of Neely's Bend Road N 22 degrees 08 minutes E 225.0 feet to a point; thence S 67 degrees 52 minutes E 115.0 feet to a point; thence S 22 degrees 08 minutes W 225.0 feet to a point in the northerly margin of Neely's Bend Road; thence N 67 degrees 52 minutes W 115.0 feet to the point of beginning.

115 Henry Rd.
Being Lot No. 11 on the Plan of Henry Hills Subdivision in Rowland Hollow, Section Three, of record in Plat Book 18, Page 351, Register's Office for Sumner County, Tennessee, to which plan reference is here made for a more complete description.

104 Gilliam Circle; 134B Oak Hill Drive; 110 Bobsway Drive
Being Lot Nos. 27, 29 and 36 on the Plan of Nabors' Choice Subdivision, Section V, of record in Plat Book 17, Page 273, Register's Office for Sumner County, Tennessee, to which plan reference is here made for a more complete description.

114 Bobsway Drive
Being Lot No. 8 on the Plan of Nabors' Choice Subdivision, Section IV, of record in Plat Book 17, Page 80, Register's Office for Sumner County, Tennessee, to which plan reference is here made for a more complete description.

103 Goostree Court
Being Lot No. 22 on the on the Plan of Nabors' Choice Subdivision, Section V, of record in Plat Book 17, Page 273, Register's Office for Sumner County, Tennessee, to which plan reference is here made for a more complete description.

709 May Drive
Being the same property conveyed to Frankie A. Matthews and Mickey C. Matthews from Frankie A. Matthews by Deed dated May 28, 2013 and as of record in Instrument No. 20130530-0054534, said Register's Office.

3454 W. Hamilton Avenue
Being the same property conveyed to Frankie A. Matthews and Mickey C. Matthews from Frankie A. Matthews by Deed dated June 5, 2014 and as of record in Instrument No. 20140606-0049170, said Register's Office.

1051 Neely's Bend Road
Being the same property conveyed to Mickey Curtis Matthews and wife, Shelia D. Matthews by Deed of record in Book 6843, page 498, said Register's Office; further a ½ undivided interest was conveyed to Frankie A. Matthews as of record in Instrument No. 20120719-0063707, said Register's Office.

115 Henry Road
Being the same property conveyed to Frankie A. Matthews and Mickey C. Matthews from Bryan McNeese, unmarried by Deed dated March 21, 2014 and as of record in Record Book 3919, page 281, said Register's Office.

104 Gilliam Circle; 134B Oak Hill Drive; 110 Bobsway Drive; 114 Bobsway Drive
Being the same properties conveyed to Frankie A. Matthews and Mickey C. Matthews from William J. Bradley by Deed dated December 31, 2013 and as of record in Record Book 3890, page 115, said Register's Office.

103 Goostree Court
Being the same property conveyed to Frankie A. Matthews and Mickey C. Matthews from William J. Bradley by Deed dated November 12, 2013 and as of record in Record Book 3869, page 288, said Register's Office.

Mickey Curtis Matthews and Mickey C. Matthews are one and the same person.

This conveyance is subject to the following:

Subject to any and all matters and notes on plat of record in Book 3700, Page 113 and Book 4300, page 115, Register's Office, Davidson County, Tennessee.

Subject to any and all matters and notes on plat of record in Plat Book 17, Page 273 and Plat Book 18, page 351, Register's Office, Sumner County, Tennessee.

Subject to restrictions of record in Book 4114, Page 452, Register's Office for Davidson County, Tennessee.

Easement and all matters as of record in Record Book 754, page 873, Register's Office for Sumner County, Tennessee.

Family graveyard of record in Deed Book 195, page 326, Register's Office for Sumner County, Tennessee.

Ingress and Egress of Henry Road of record in Deed Book 357, page 36, Register's Office for Sumner County, Tennessee.

Closure and Substitution of Easement as of record in Deed Book 545, page 467, Register's Office for Sumner County, Tennessee.

Easement for sewer system as of record in Record Book 672, page 368, Register's Office for Sumner County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 709 May Drive, Madison, TN 37115; 3454 W. Hamilton Avenue, Nashville, TN 37218; 1051 Neely's Bend Road, Madison, TN 37115; 104 Gilliam Circle, Portland, TN 37148; 134B Oak Hill Drive, Portland, TN 37148; 110 Bobsway Drive, Portland, TN 37148; 114 Bobsway Drive, Portland, TN 37148;115 Henry Road, Millersville, TN 37072; 103 Goostree Court, Portland, TN 37148

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.

202408230064788

Witness our hands this 21st day of August, 2024.

Frankie A. Matthews

Mickey C. Matthews

Shelia D. 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 A. Matthews and Mickey C. Matthews and Shelia D. 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 Public 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