Prepared by:
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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

38384

The actual consideration or value, whichever is greater, for this transfer is $425,000.00

Affiant

Subscribed and sworn to before me this 4th day of November, 2024.

Notary Public
My commission expires:

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

Karen Johnson Davidson County
Batch# 1201355 DEEDWARR
11/05/2024 01:03:30 PM 4 pgs
Fees: $23.00 Taxes: $1,572.50
20241105-0085879

Address of New Owner:	Send Tax Bills to:	Tax Information
Tyler Mathews and Krystle Alcain 7101 Calderwood Avenue Antioch, TN 37013	FirstBank 722 Columbia Avenue Franklin, TN 37064	181-03-0A-195-00

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Fred H. Newman, a widow*** hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to **Tyler Mathews, an unmarried man, and Krystle Alcain, an unmarried woman, as joint tenants with rights of survivorship** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

* unmarried

Being Lot No. 195 on the Plan of Section Three, Indian Creek Estates, of record in Plat Book 9700 Page 817, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more compete and accurate legal description.

Being the same property conveyed to Fred H. Newman and E. Patricia Newman, husband and wife, by deed from NVR, Inc., a Virginia Corporation, Trading as Fox Ridge Homes of record in Instrument No. 20020725-0089215, Register's Office for Davidson County, Tennessee, and dated July 19, 2002. Earliene Patricia Newman died on November 19, 2023, leaving Fred H. Newman as sole surviving tenant.

This conveyance is made subject to the following:

1. Taxes and assessments for the year 2025 and subsequent years, which are not yet due and payable

2. All matters appearing on the plan of Indian Creek Estates of record in Plat Book 9700 Page 817 Register's Office for Davidson County, Tennessee.

3. Storm Water Detention Agreement of record in Book 10729 Page 380 Register's Office for Davidson County, Tennessee.

4. Easement for family cemetery for Richard J. Byrd, wife, and descendants and immediate family of record in Book 6549 Page 403 Register's Office for Davidson County, Tennessee.

5. Conveyance of common areas to Indian Creek Homeowners Association of record in Book 11033 Page 519 Register's Office for Davidson County, Tennessee.

6. Easement granted to United Telephone Company of record in Instrument No. 20000802-0076584, Register's Office for Davidson County, Tennessee.

7. Subject to the Covenant, Condition, or Restriction, recorded in Book 10752, Page 553, Book 11708 Page 575, and Instrument No. 20000727-0074152 in the official records of the Davidson County Register of Deeds.

8. Charter of Indian Creek Homeowners Association of record in Book 11031 Page 79, Register's Office for Davidson County, Tennessee.

9. By-Laws of record in Book 11033 Page 509 and amended in Instrument No. 20000727-0074153 Register's Office for Davidson County, Tennessee.

This property is improved property known as 7101 Calderwood Drive, Antioch, TN 37013

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 4th day of November, 2024.

Fred H. Newman

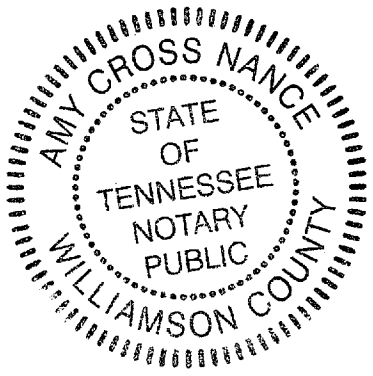
Fred H. Newman

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 4th day of November, 2024, before me personally appeared Fred H. Newman, 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 4th day of November, 2024.

Notary Signature
My commission expires: 2/1/27



Tennessee Certification of Electronic Document

I, George Mudter, 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 11/4/24 (date of document).

Affiant Signature

11/4/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 4 day of November, 2024

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

