Karen Johnson Davidson County
Batch# 1212602 DEEDWARR
12/04/2024 01:19:30 PM 3 pgs
Fees: $18.00 Taxes: $878.75
20241204-0094223

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $237,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF DECEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 6/3/28
(AFFIX SEAL)

JULIANNE CORNETT-THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
121 1st Avenue, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Christen Cooper and Janet Chen and Steven J. Chen	NEW OWNER	117-11-0-J-340.00CO
(NAME)	(NAME)	
2025 Woodmont Blvd, Unit 340	2025 Woodmont Blvd, Unit 340	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Brittany K. Matlock, unmarried, and Walter F. Matlock and Beverly Justina Matlock, husband and wife, tenancy by the entirety with right of survivorship**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Christen Cooper, a single woman, and Janet Chen and Steven J. Chen, wife and husband**, 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, to-wit:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

A condominium apartment in Davidson County, Tennessee, being Unit No. 340, THE HILLMONT CONDOMINIUMS, a Horizontal Property Regime established under Master Deed of record in Instrument No. 20040209-0015685, as re-recorded in Instrument No. 20040212-0017074, and amended in Instrument No. 20050404-0036415, and Instrument No. 20050512-0053861, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said Unit.

Being the same property conveyed to Brittany K. Matlock, unmarried and Walter F. Matlock and Beverly Justina Matlock, husband and wife tenancy by the entirety with right of survivorship, by Warranty Deed dated 05/30/2008 from Robert A. Clark, unmarried and Monika L. Clark, unmarried as joint tenants with rights of survivorship, of record in Instrument No. 20080610-0059810, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
Master Deed for The Hillmont Condominiums of record in Instrument No. 20040209-0015685, as re-recorded in Instrument No. 20040212-0017074, and amended in Instrument No. 20050404-0036415 and Instrument No. 20050512-0053861, Register's Office for Davidson County, Tennessee.
Right of Entry Agreement of record in Book 9921, Page 620, Register's Office for Davidson County, Tennessee.

Grant of Easement to Comcast of record in Instrument No. 20110930-0075711, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 2025 Woodmont Blvd, Unit 340, Nashville, TN 37215
(House No.) (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.

Effective the 3 day of December, 2024.

Brittany K. Matlock

Walter F. Matlock

Beverly Justina Matlock

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 3 day of December, 2024, before me personally appeared Brittany K. Matlock and Walter F. Matlock and Beverly Justina 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 (or person's) free act and deed.

Notary Public
My Commission Expires: 1-21-26

KIMBERLY D. HICKS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

RETURN TO:
Phoenix Title Services, LLC
121 1st Avenue, Suite 200
Franklin, TN 37064

CERTIFICATE OF AUTHENTICITY

I, K. Thomas Sidwell, do hereby make oath that I am a licensed attorney and/or 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 3 day of December, 2024.

K. Thomas Sidwell
Date: 12/3/24

STATE OF TN

COUNTY OF Williamson

Sworn to and subscribed before me this 3 day of December 2024

Kimberly D Hicks
Notary Public
My Commission Expires: 1-21-26

