Karen Johnson Davidson County
Batch# 1218761 DEEDWARR
12/20/2024 02:18:30 PM 3 pgs
Fees: $18.00 Taxes: $2,245.90
20241220-0099246

Warranty Deed

ADELAIDA E. DILWORTH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD MY COMM. EXPIRES DEC 19, 2026	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $607,000.00. Affiant Subscribed and sworn to before me, this the 18th day of December, 2024. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Eric Cannata Hannah Connolly	**New Owner**	072-04-0-045.00
1420 Shelton Avenue		
Nashville, TN 37216		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **KATHRYN M. MATSON, CO-TRUSTEE OF THE MATSON TENNESSEE COMMUNITY PROPERTY TRUST DATED NOVEMBER 6, 2017**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ERIC CANNATA, AN UNMARRIED MAN AND HANNAH CONNOLLY, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being 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. 11 of Black B, on the Plan of Inglewood Golf Club Estates of record in Plat Book 843 (erroneously referenced in prior deed as Book 842), Page 98, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Darin Matson and Kathryn Matson, husband and wife by Warranty Deed from Lee Anne Carnell, devisee under the Last Will and Testament of James M. Daye, deceased of record in Instrument No. 20160727-0077129 Register's Office for Davidson County, Tennessee, dated July 26, 2016 and recorded on July 27, 2016.

Being the same property conveyed to Darin M. Matson and wife, Kathryn M. Matson, Trustees of The Matson Tennessee Community Property Trust dated November 6, 2017 by Quitclaim Deed from Darin M. Matson and wife, Kathryn M. Matson of record in Instrument No. 20171113-0116335 Register's Office for Davidson County, Tennessee, dated November 06, 2017 and recorded on November 13, 2017.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1420 Shelton Avenue, Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 18th day of December, 2024.

Matson Tennessee Community Property Trust dated November 6, 2017

By: _____ Co-Trustee
Kathryn M. Matson, Co-Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Kathryn M. Matson, Co-Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Co-Trustee of the Matson Tennessee Community Property Trust dated November 6, 2017, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said trust for the purposes therein contained.

Witness my hand and seal this 18th day of December, 2024.

_____
Notary Public

My Commission Expires:

3-3-26

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Adde Dilworth, 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 **December 18, 2024**.
Date

Affiant Signature

12/18/2024
Date

State of TENNESSEE
County of **WILLIAMSON**

Sworn to and subscribed before me this **18** day of **December**, 20**24**

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (of on paper)

ELIZABETH YERGER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026