WARRANTY DEED

Karen Johnson Davidson County
Batch# 1242632 DEEDWARR
03/03/2025 03:23:30 PM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20250303-0015796

W-S-25-515

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF FEBRUARY, 2025.

Notary Public

MY COMMISSION EXPIRES: 11/03/2025 (AFFIX SEAL)

TRENT NOTESTINE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Belle Meade Title & Escrow	**NEW OWNER**	
(NAME)	(NAME)	**043-06-0-007.00**
515 Anderson Ln		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **LAUREN F. MATTHEWS, A SINGLE PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BELLE MEADE TITLE AND ESCROW, TRUSTEE - 109 KENNER AVENUE, SUITE 201, NASHVILLE, TN 37205,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being more particularly described as follows:

Being part of Lot No. 28 on the Plan of The Dixie Pure Food Company's Subdivision of record in Plat Book 332, Page 51, in the Register's Office for Davidson County, Tennessee, being Lot No. 3 on the unrecorded plan of the Subdivision of part of Lot No. 28 on said Dixie Pure Food Company's Subdivision, described according to a survey made by Blanchard and Parrish, Surveyors May 31, 1937.

Said Lot No. 3 fronts 144.5 feet on the Northerly margin of Anderson Lane and extends back 461.7 feet on the Easterly line and 461.6 feet on the Westerly line to a dead line in the rear, measuring 109.2 feet thereon.

Being the same property conveyed to Lauren F. Matthews, a single person by Warranty Deed from John H. Jackson and Karli Anne Jackson, husband and wife of record in Instrument No. 20181228-0125764 Register's Office for Davidson County, Tennessee, dated December 17, 2018 and recorded on December 28, 2018.

This conveyance is subject to:
- Taxes for the year 2025 and subsequent years.
- All matters shown on the Plan of record in Plat Book 332, Page 51, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 900, Page 157, Book 1539, Page 179, and Book 1539, Page 193, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **515 Anderson Ln, Madison, Tennessee 37115**.

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; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 26th DAY OF FEBRUARY, 2025.

Lauren F. Matthews

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAUREN F. MATTHEWS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th of February, 2025.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Robert J. Notestine III, 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 8.26.25.

AFFIANT SIGNATURE

3.3.25
Date

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Sworn and subscribed to me on this 3rd day of March, 2025.

NOTARY'S SIGNATURE

My Commission Expires: 1.24.29

Notary's Seal:

JOSEPHINE REBECCA CLARK
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
MY COMMISSION EXPIRES 1-24-2029