Karen Johnson Davidson County
Batch# 1248758 DEEDWARR
03/20/2025 03:29:30 PM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20250320-0020860

WARRANTY DEED

J. KAYE CLARK
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/05/2028
DAVIDSON COUNTY

B-TO-25-912

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF MARCH, 2025.

Notary Public

MY COMMISSION EXPIRES: 9/5/2028

(AFFIX SEAL)

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)
Prosperous Enterprise, LLC, a Tennessee limited liability company	New Owner	
(NAME) **912 Blue Ridge Dr**	(NAME) 2727 Alameda St.	071 16 0 106.00
(ADDRESS) **Nashville, TN 37207**	(ADDRESS) Nashville, TN 37208	
(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, **JANIA ALESE MATTHEWS, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PROSPEROUS ENTERPRISE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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 Lot No. 38 on the Map of T.I. WARD RESUBDIVISION OF LOTS NOS. 27-28-29-30-31-32-33-34-37-38-39-40-41-42-43-44-45-46-47-48 AND 49 IN WILLIAMS AND HAYES COMPANY BELLEVIEW PLAN, of record in Book 974, Page 48, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description of said lot.

Being part of the same property conveyed to Jania Alese Matthews, by Quitclaim Deed from Taiwana D. Matthews of record in Instrument No. 202503200020859n the Register's Office of Davidson County, Tennessee, dated February 24, 2025 and recorded on 3-20-25.

Being part of the same property conveyed to Jania Alese Matthews, by Quitclaim Deed from Jania Alese Matthews, Successor Trustee of the Pamela S. Matthews Revocable Living Trust dated March 22, 2022, of record in Instrument No. 20240712-0052668, in the Register's Office of Davidson County, Tennessee, dated July 7, 2024 and recorded on July 12, 2024.

Being the same property conveyed to Pamela S. Matthews, as Trustee of the Pamela S Matthews Revocable Living Trust dated March 22, 2022, by Quitclaim Deed from Pamela S. Matthews, an unmarried woman, of record in Instrument No. 20230208-0009036, in the Register's Office of Davidson County, Tennessee, dated January 20, 2023 and recorded on February 8, 2023. The said Pamela S. Matthews died on June 15, 2024.

Being the same property conveyed to Pamela S. Matthews, by Warranty Deed from John Lester Adcock, unmarried, of record in Book 6939 and Page 617, in the Register's Office of Davidson County, Tennessee, dated July 30, 1986 and recorded on August 5, 1986.

This conveyance is subject to:
- Taxes and assessments for the year 2025 and subsequent years, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of T.I. WARD RESUBDIVISION OF LOTS NOS. 27-28-29-30-31-32-33-34-37-38-39-40-41-42-43-44-45-46-47-48 AND 49 IN WILLIAMS AND HAYES COMPANY BELLEVIEW PLAN, as recorded in Plat Book 974, Page(s) 48.
- Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 1165, Page 58.
- Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 3965, Page 989.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **912 Blue Ridge Dr, Nashville, Tennessee 37207**.

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 13th DAY OF MARCH, 2025.

Jania Alese Matthews

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JANIA ALESE 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 13th of March, 2025.

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

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

Certificate of Authenticity

I, Holly A Mason, 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 March 13, 2025.

Affiant Signature

3/13/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 13 day of March, 2025.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026