Karen Johnson Davidson County
Batch# 1257963 DEEDWARR
04/11/2025 11:50:30 AM 4 pgs
Fees: $23.00 Taxes: $1,350.50
20250411-0027286

FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF MONTGOMERY THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00 Affiant Notary My Commission Expires: 2.15.28 SUBSCRIBED AND SWORN TO BEFORE ME THIS: 4-2, 2025.

HOLLY WALLACE
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

WARRANTY DEED

This Instrument Prepared By and Return To:

TRANSFORMATION TITLE AND ESCROW
1811 Memorial Circle, Clarksville, Tennessee 37043

ADDRESS OF NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
Hunter Mathews 1053 Tonyawood Drive Old Hickory, TN 37138	**New Owner**	063 16 0B 158.00

THIS WARRANTY DEED OF REALTY, executed as of April 2, 2025, by **Trevor Janak, an unmarried man**, (collectively the "Grantor"), for consideration paid, grant to **Hunter Mathews**, _____(collectively the "Grantee")

WITNESSETH:

That Grantor, for a valuable consideration, receipt whereof is acknowledged, has this day bargained and sold and does hereby transfer and convey unto Grantee, to have and to hold to him or her, and to his or her heirs and assigns forever, in fee simple, certain real property situated at 1053 Tonyawood Drive, Old Hickory, Tennessee 37138, and bounded and described as follows:

Being Lot No. 240 on the Plan of HAMPTON PARK (FORMERLY CHITWOOD DOWNS, A PLANNED UNIT DEVELOPMENT), as shown of record on Plat, in Book 6900, Pages 550, 551, and 552, and Certificate of Correction of record in Book 7462, Page 445 and Book 8110, Page 401, and by Amendment to change the name of record in Book 8181, Page 112, all of record in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Trevor Janak, an unmarried man, by Warranty Deed from Charles E. Kennedy, an unmarried man, of record in Instrument No. 20201110-0131941, in the Register's Office of Davidson County, Tennessee, dated November 06, 2020 and recorded on November 10, 2020.

That Grantor covenants that he is lawfully seized and possessed of and has a perfect right to convey such realty and that it is unencumbered except for (a) 2025 taxes which are prorated and Grantee assumes; and (b) bylaws, covenants, zoning regulations, building restrictions and setback lines, utility and drainage easements and all other matters as shown by record; (2) will forever warrant and defend the title unto Grantee and to his or her heirs and assigns against all lawful claims; subject, however, to all enforceable restrictions and easements of record; and (3) will give possession of said property with deed.

[SIGNATURE PAGE TO FOLLOW]

In WITNESS WHEREOF, Grantor has executed this deed as of the date written first herein.

GRANTOR

Trevor Janak

STATE OF TENNESSEE :
COUNTY OF MONTGOMERY :

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named Trevor Janak, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this April 2, 2025.

NOTARY PUBLIC
My Commission Expires: 2.15.28

HOLLY WALLACE
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 4/3/2025 (date of document).

Affiant Signature

4/3/2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3 day of April, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

