FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$287,000.00**.
Karen Johnson Davidson County Batch# 1265901 DEEDWARR 04/30/2025 09:43:30 AM 3 pgs Fees: $18.00 Taxes: $1,061.90 20250430-0033227	Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **04/10/2025** Notary Public MY COMMISSION EXPIRES: 4/18/2026 (AFFIX SEAL)

ALYSSA ESKOW
STATE OF TENNESSEE
NOTARY PUBLIC
MONTGOMERY COUNTY

WARRANTY DEED

This Instrument Prepared by and Return To:

FOUR STAR TITLE LLC

2500 North Mount Juliet Road, Mt. Juliet, TN 37122
File #25-5052

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Candice Woodring	New Owner	**163-16-0C-107.00**
1827 Isabelle Court **Nashville, TN 37013**		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Alexander Grey Brower, unmarried** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Candice Woodring, unmarried** 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:

Land in Davidson County, Tennessee, being Lot No. 107 on the Plan of Matlock, Phase 1, of record in the Master Deed of Matlock Townhomes recorded as Instrument Number 20070502-0052533 and amended in instrument 20070509-0055599 and 20070705-0080103, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Alexander Grey Brower by Quit Claim Deed dated February 28, 2023, from Elijah O'Neil Hartweg per Marital Dissolution Agreement Case of

Alexander Grey Bower V. Elijah O'Neil Hartweg, in the Third Circuit Court of Davidson County, Docket No. 22D-929, recorded May 11, 2023, in Instrument Number 20230511-0035198, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **1827 Isabelle Court, Nashville, TN 37013**
(House Number) (Street) (City, State) (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 GRANTEE(S), his/her/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, representatives and assigns, 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 plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, this instrument has been executed on this the ~~10th~~ 9th day of **April, 2025**.

AGB

AGB

Alexander Grey Brower

STATE OF MN
COUNTY OF Hennepin

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Alexander Grey Brower**, with whom I am personally acquainted, or proved 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 official seal on this the ~~10th~~ 9th day of **April, 2025**.

KIMBERLY MILLER
Notary Public
State of Minnesota
My commission expires
1/31/2030

KM

NOTARY PUBLIC

My Commission Expires: 1-31-30

Certificate of Authenticity

I, Joshua A. Terry, 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 4/9/2025.

Affiant Signature – Joshua A. Terry

4/29/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 4/29/2025.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27