VT250 370026

Record and return to:
Victory Title & Escrow, LLC
695 President Pl., Ste. 203
Smyrna, TN 37167

Karen Johnson
Batch # 1268444
05/05/2025 08 48 43 AM
Fees $13 00 Taxes $888 00

20250505-0034402

Davidson County
DEEDWARR
2 pgs

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

Affiant

JBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH AY OF APRIL, 2025

Notary Public

COMMISSION EXPIRES MARCH 3, 2026

(AFFIX SEAL)

GAIL C VINCENT
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11-22-2025

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
ANN BOND DYER MATHEWS & LOUIS PARKER MATHEWS, III	**SAME**	**107-14-0A-001.00 CO**
(NAME) **1334 MASSMAN DRIVE**	(NAME) **231 RIGGS DRIVE**	
(ADDRESS) **NASHVILLE, TN 37217**	(ADDRESS) **CLEMSON, SC 29631**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, RARE EARTH PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANN BOND DYER MATHEWS AND SPOUSE, LOUIS PARKER MATHEWS, III,** HEREINAFTER CALLED THE GRANTEES, 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 a part of the "Plan of Copperfield Terrace Condominiums", as of record in Book 6250, Page 50, Register's Office for said County, the part hereby described as being Unit No 1 on said Plan, as shown in and described by the Master Deed establishing a Horizontal Property Regime with respect to Copperfield Terrace Condominiums, of record in Book 6326, Page 790, Register's Office for Davidson County, Tennessee

Being the same property conveyed to Sheila F Tidwell, unmarried, and Connie M. Williams, unmarried, as tenants in common, with expressed rights of survivorship, from William Horrace Swain and wife, Ruthene F Swain, by warranty deed dated May 13, 2004 of record in Instrument No 20040514-0056684, Register's Office for Davidson County, Tennessee Further, being part of the same property conveyed to RARE EARTH PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP, from SHEILA F. TIDWELL and CONNIE M WILLIAMS, both unmarried, by quitclaim deed dated July 3, 2007, of record in Instrument No. 20070705-0079971, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Plat Book 6250, page 50; Master Deed and By-Laws of Copperfield Terrace Condominiums of record in Book 6326, page 790, Storm Water Detention Agreement of record in Book 6161, page 752, and any and all other easements, restrictions, and conditions of which may affect said property in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property known as **1334 MASSMAN DRIVE, NASHVILLE, TN 37217**
(House Number) (Street) (P O Address) (City or Town) (Postal 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 GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES 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, 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 GRANTEES, 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 our hands this 30th day of April, 2025

RARE EARTH PROPERTIES
A Tennessee General Partnership

By: Sheila F. Tidwell, Partner

By: Connie M. Williams, Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Sheila F. Tidwell and Connie M. Williams,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be the partners of **Rare Earth Properties,** the within-named bargainor, a Tennessee General Partnership and that they as such partners, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of **Rare Earth Properties,** by themselves as such partners

Witness my hand and official seal at office this 30th day of April, 2025

My commission expires **March 3, 2026**

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public