Karen Johnson Davidson County
Batch# 1274076 DEEDWARR
05/16/2025 10:28:30 AM 3 pgs
Fees: $18.00 Taxes: $1,583.60
20250516-0038678

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250350437**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $428,000.00 Affiant Subscribed and sworn to before me, this 12th day of May, 2025. Notary Public My Commission Expires: 3/3/26

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026

WARRANTY DEED

Address New Owner: Gregg Weston and Jill Weston 508 Mathes Court Goodlettsville TN 37072	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 018 07 0 070.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Dorothy L. Cartwright** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Gregg Weston and Jill Weston, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 7 on the Plan of CONNELL ESTATES, SECTION IV, a plat of which is of record in Plat Book 3842, Page 239, R.O.D.C. Said Lot fronts 90.61 feet on the Southwesterly side of Mathes Court and extends back 259.86 feet on the Northerly line and 269.50 feet on the Southerly line to a dead line, which is a broken line, and measures 132.35 feet thereon.

Being the same property conveyed to Dorothy L. Cartwright, by Warranty Deed from Kenneth Lynn Cook and wife, Deborah Vickers Cook, of record in Instrument No. 20131101-0113661, in the Register's Office of Davidson County, Tennessee, dated October 31, 2013 and recorded on November 01, 2013.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CONNELL ESTATES, SECTION IV, as recorded in Plat Book 3842, Page(s) 239.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4292, Page 862.

Easement for the flow of the waters of Unknown, and the rights of the public therein.

Rights of upper and lower riparian owners to the flow of the waters of the Unknown, free from diminution or pollution.

This is improved property located at 508 Mathes Court Goodlettsville TN 37072

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to

warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of May, 2025.

Dorothy L. Cartwright

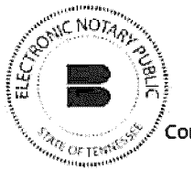
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me by means of an interactive two-way audio/video communication, the undersigned, a Notary Public in and for said County and State, aforesaid, Dorothy L. Cartwright, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of May, 2025.

Notary Public
My Commission Expires: _____

Notarized online using audio-video communication



Shira Kingrey
Tennessee Notary Public
Online Notary Public
Davidson County
Commission Expires: 09/08/2025

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 May 12. 2025.

Affiant Signature

16th day of May, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 16th day of May, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028