Karen Johnson Davidson County
Batch# 1274140 DEEDWARR
05/16/2025 12:35:30 PM 3 pgs
Fees: $18.00 Taxes: $3,108.00
20250516-0038758

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $840,000.00.

B Hughes
Affiant

Subscribed and sworn to before me, this ~~9th~~ 12th day of May, 2025.

Notary Public:
My Commission Expires: 6/20/28

MICHELE SANFORD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

WARRANTY DEED

This Instrument Prepared By: Highland Title, LLC, 879 GreenLea Blvd, Ste 102, Gallatin, TN 37066

Name and Address and New Owner:	Send Tax Bills To:	Map/Parcel Number:
Jeff Mattich and Lisa W. Mattich 2374 King Arthur Blvd Lewisville, TX 75056	New Owner	011-00-0-094.00

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Sherry Hughes, an unmarried woman**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do transfer and convey unto **Jeff Mattich and Lisa W. Mattich, husband and wife**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

LAND in the Second District of Davidson County, Tennessee. Being a portion of the property of Rodger D. Wood and wife, as of record in Deed Book 6635, Page 131, Register's Office, Davidson County, Tennessee, described as follows:

BEGINNING at a point on the western margin of Greer Road, said point being the northeast corner of the property of Rodger D. Wood as of record in Deed Book 6635, Page 131, R.O.D.C., TN, and being the northeast corner of this tract; thence with margin of said road, S. 46 deg. 09' E. 25.00 feet to a point; thence continuing with road margin, S. 22 deg. 23' E. 281.90 feet to a point; thence continuing with road margin, S. 09 deg. 43' E. 39.50 feet to a point; thence leaving road margin with a new line, S. 62 deg. 36' W. 206.21 feet to a point; thence continuing with a new line, S. 80 deg. 01 W. 301.42 feet to a point; thence continuing with a new line, S. 44 deg. 36' W. 236.21 feet to a point; thence, S. 86 deg. 32' W. 283.16 feet to a point; thence, N. 52 deg. 00' E. 1025.60 feet to the point of beginning.

BEING the same property conveyed to Larry C. Hughes and wife, Sherry Hughes by Warranty Deed from Rodger Thaxton and wife, Elizabeth Thaxton, dated 8/9/2001 and recorded 8/10/2001 in Instrument No. 20010810-0086362, Register's Office for Davidson County, Tennessee. The said Larry C. Hughes dies on 09/06/2021 leaving Sherry Hughes as the surviving tenant.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

Subject to Restrictive Covenant for Detached Structure of record in Instrument No. 20021023-0130040, Register's Office for Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of record.

This is (_XX_) improved (____) unimproved property, known as: 2967 Greer Road, Goodlettsville, TN 37072

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 assigns forever. Grantor(s) covenant(s)

with said Grantee(s) that we are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes and unless otherwise herein set out, and encumbrances of record.

GRANTOR(S) further covenant and bind ourselves, our heirs, successors, and representatives to warrant and forever defend the title to the said land to the said Grantee(s), his/her/their heirs, successors, 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 ~~9th~~ 12th day of May, 2025.

Sherry Hughes by Devon J. Sutherland, her atty in fact
attorney in fact

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Devon J. Sutherland**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who proved himself to be the **Attorney in Fact of Sherry Hughes**, the bargainor, and who, being authorized to do so, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 12 day of May, 2025.

Notary Public:
Commission Expires: 6/20/28

MICHELE SANFORD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Certificate of Authenticity

I, **Brenda Huntsman**, 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 5/12/25.

Date

Brenda Huntsman

Affiant Signature

5/16/25

Date

State of Tennessee

County of Sumner

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

Notary's Signature

My Commission Expires: 6/20/28

Date

Notary's Seal (if on paper)

