Karen Johnson Davidson County
Batch# 1281685 DEEDWARR
06/05/2025 11:11:30 AM 3 pgs
Fees: $18.00 Taxes: $2,691.75
20250605-0044244

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #25-1119

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Laura S. Matthews and wife, Susan L. Hedrick,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey **April Squire and Benjamin Squire, wife and husband and Betty Squire, a single woman**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 75 on the Plan of First Revision, Phase Four, Summit Oaks, a Planned Unit Development of record in Plat at Instrument No. 20060516-0057170, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Laura S. Matthews and wife, Susan L. Hedrick by Warranty Deed from James Herring Jr. and Melinda Herring, husband and wife of record in Instrument No. 20200904-0101421 Register's Office for Davidson County, Tennessee, dated September 04, 2020 and recorded on September 04, 2020.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 536 Summit Oaks Court, Nashville, TN 37221.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:
Benjamin Squire
April Squire
Betty Squire
536 Summit Oaks Court
Nashville, TN 37221

RESPONSIBLE FOR TAX PAYMENT
Herring Bank
2201 Civic Circle
Amarillo, TX 79109

TAX MAP-PARCEL #:
128-16-0B-075.00

WITNESS THE EXECUTION HEREOF this 2nd day of June, 2025.

Laura S. Matthews

Susan L. Hedrick

State of Tennessee)
County of Davidson)

On this 2nd day of June, 2025, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Laura S. Matthews and Susan L. Hedrick, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 10-4-27

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee)
County of Williamson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 727,500.00.**

Affiant

Sworn and subscribed before me on this the 2nd day of June, 2025.

Notary Public

My Commission Expires: 10-4-27

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Stephanie Glenn, 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 6-2-25 (date of document).

Affiant Signature

6-2-25
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 2nd day of June, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 7/18/2027

NOTARY'S SEAL

SANDY McCOLLUM
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY