Karen Johnson Davidson County
Batch# 1283572 DEEDWARR
06/09/2025 02:40:30 PM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20250609-0045259

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $410,000.00. Affiant Subscribed and sworn to before me, this the 3rd day of June, 2025. Notary Public My commission expires: 10/4/2027

Ryan Beane
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
James Kordziel	CMG Mortgage Inc. dba CMG Home Loans	171-02-0A-054.00-CO
5909 Stone Brook Drive	3160 Crow Canyon Rd. Ste. 400	
Brentwood, TN 37027	San Ramon, CA 94583	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **SCOTT MATHIS, AN UNMARRIED MAN, AND ASPEN ARIAS, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES KORDZIEL, 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:

A certain condominium apartment in Davidson County, Tennessee, described as Unit 54 on the Condominium Site Plan, Phase 2, Brentwood Villa, a condominium, a Horizontal Property Regime, located on Stonebrook Drive, Davidson County, Tennessee as shown on the plat of Brentwood Villa, condominium apartments, recorded in Plat Book 6900, page 4, as amended in Plat Book 6900, page 185, said Register's Office, and described in a Master Deed recorded in Book 6923, page 943, as amended in Book 7035, page 115, Book 7101, page 730, as re-recorded in Book 7143, page 18, as amended in Book 7266, page 84 and in Book 7423, page 574, said Register's Office to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Brentwood Villa, Condominium Apartments contained in the Master Deed recorded in Book 6923, page 943, as amended in Book 7035, page 115, Book 7101, page 730, as re-recorded in Book 7143, page 18, amended in Book 7266, page 84 and Book 7423, page 574; By-Laws of record in Book 6923, page 986, amended in Book 7423, page 567 and Book 8074, page 564, all in the Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to James C. Kelsoe, III, Unmarried Man by Warranty Deed from Timothy J. Ostrom, an unmarried man of record in Instrument No. 20190624-0060538 Register's Office for Davidson County, Tennessee, dated June 21, 2019 and recorded on June 24, 2019.

Being the same property conveyed to Aspen Arias and Scott Mathis by Warranty Deed from James C. Kelsoe, III and Lara Kelsoe, husband and wife of record in Instrument No. 20240624-0046906 Register's Office for Davidson County, Tennessee, dated June 18, 2024 and recorded on June 24, 2024.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 5909 Stone Brook Drive, Brentwood, TN 37027, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, 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 singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 3rd day of June, 2025.

Scott Mathis

Aspen Arias

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Scott Mathis and Aspen Arias, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 3rd day of June, 2025.

Notary Public

My Commission Expires: 11-8-28

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/08/2028
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Ryan Boone, 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 June 3, 2025 (date of document).

Affiant Signature

6/3/2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3rd day of June, 2025.

Notary's Signature

My Commission Expires

MY COMMISSION EXPIRES: July 6, 2027

NOTARY'S SEAL

