Prepared By & Return To:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr.
Ste. 290
Brentwood, TN 37027
B-25-2465

Karen Johnson Davidson County
Batch# 1283880 DEEDWARR
06/10/2025 02:39:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20250610-0045650

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 5th day of June, 2025

Notary Public

Commission Expires: 11/15/2028

TIARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Maria Powell 2606 Oakwood Ave Nashville, TN 37207	New American Funding, LLC 1606 Schaeffer Road Ste 360 Knoxville, TN 37932	071-04-0-233

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, I/WE,

Jania A. Matthews, a single woman,

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Maria Powell, an unmarried woman

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:

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

Being Lot No. 16 on the Plan of Shepardwood Subdivision, Section 1, of record in Book 4175, Pages 82 and 83, Register's Office for Davidson County, Tennessee, reference to which plan is hereby made for a more complete description.

Being the same property conveyed to Katie L. Smith by Warranty Deed from C. H. Briley, Jr., Trustee, of record in Book 4398, Page 354, Register's Office for Davidson County, Tennessee, dated February 16, 1970 and recorded on February 17, 1970. The said Katie L. Smith, now known as Katie L. Dale died on or about February 20, 2022. Reference is made to her last will and testament, admitted to the Seventh Circuit Court for Davidson County, Tennessee, Docket No. 22P1890 and recorded in Instrument No. 20221221-0131637 in said Register's Office, naming Jania A. Matthews and Pamela S. Matthews as devisees. The said Pamela S. Matthews died on or about June 15, 2024. Reference is made to the affidavit of heirship for Pamela S. Matthews naming Jania A. Matthews and Taiwana D. Matthews as all of her heirs, of record in Book __202506100045647

The said Pamela S. Matthews died on or about June 15, 2024. Reference is made to the affidavit of heirship for Pamela S. Matthews naming Jania A. Matthews and Taiwana D. Matthews as all of her heirs, of record in Book __202506100045648

Being the same property conveyed to Jania A. Matthews by Quitclaim Deed from Taiwana D. Matthews dated May 30th, 2025 and recorded on June ____, 2025 in Boo202506100045649 _____, in the Register's Office for Davidson County Tennessee and recorded on June _____, 2025.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2606 Oakwood Ave, Nashville, TN 37207

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 so 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, unless otherwise herein set out; 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.

Dated this the 4th day of June, 2025.

Jania A. Matthews

Jania A. Matthews

STATE OF Virginia
COUNTY OF Loudoun

On this 4th day of June, 2025, before me virtually appeared Jania A Matthews, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 4th day of June, 2025.

Gloria Asare

Notary Signature
My commission expires: 12/31/2028
Registration No: 7901547

Electronic Notary Public
Notarized remotely online using communication technology via Proof.

COMMONWEALTH OF VIRGINIA · ELECTRONIC NOTARY PUBLIC

Gloria Asare

REGISTRATION NUMBER
7901547
COMMISSION EXPIRES
December 31, 2028

Certificate of Authenticity

I, Joshua A. Terry, 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 6/4/25.

Affiant Signature – Joshua A. Terry

6/9/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 6/9/25.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27