WARRANTY DEED

Karen Johnson Davidson County
Batch# 1289826 DEEDWARR
06/25/2025 09:58:30 AM 3 pgs
Fees: $18.00 Taxes: $2,775.00
20250625-0049964

J. TRENT LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $750,000.00

Annan Matthews
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 24th DAY OF June, 2025

Notary Public

MY COMMISSION EXPIRES: 11/3/25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Annan Matthews	New Owner	
(NAME) 6361-A Alamo Pl.	(NAME)	091 09 2P 001.00
(ADDRESS) Nashville, TN 37209	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **WE, GEORGE PHILLIP LAUDERBACK II AND TINA LYNN LAUDERBACK, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANNAN MATTHEWS, 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:

Land in Davidson County, Tennessee, being Unit A of HOMES AT 6361 ALAMO PLACE, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for HOMES AT 6361 ALAMO PLACE, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20240327-0021254, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of HOMES AT 6361 ALAMO PLACE, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20240327-0021254, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

The said Homes at 6361 Alamo Place a Horizontal Property Regime with Private Elements of record as Instrument No. 20240327-0021254, Register's Office for Davidson County, Tennessee, was amended in Instrument No. 20240409-0025049, in the Register's Office for Davidson County, Tennessee substituting the Exhibit B Plat.

Being part of the same property conveyed to Robert Nedds, married, by Warranty Deed from Denice M. Heatherly, unmarried, of record in Instrument No. 20220607-0065104, in the Register's Office of Davidson County, Tennessee, dated June 06, 2022 and recorded on June 07, 2022.

MO2025-785

Being the same property conveyed to George Phillip Lauderback II and Tina Lynn Lauderback, by Warranty Deed from Robert Nedds, married, of record in Instrument No. 20240412-0026090, in the Register's Office of Davidson County, Tennessee, dated April 10, 2024 and recorded on April 12, 2024.

Property was never a marital residence for the Grantors.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 6361-A Alamo Pl., Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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.

Witness my hand this 24 day of June, 2025

GEORGE PHILLIP LAUDERBACK II

TINA LYNN LAUDERBACK

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named George Phillip Lauderback II and Tina Lynn Lauderback, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 24 day of June, 2025

Commission expires: 6/4/27

KEVIN D. MONTGOMERY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires 1

Notary Public

MO2025-785

202506250049964

Certificate of Authenticity

I, J. Trent Lehman, 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 6/24/25.

Date

Affiant Signature

6/24/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 24 day of June, 2025.

Notary's Signature

My Commission Expires: 3/29/29

Date

Notary's Seal (if on paper)

