Karen Johnson Davidson County
Batch# 1293737 DEEDWARR
07/03/2025 12:21:30 PM 3 pgs
Fees: $18.00 Taxes: $788.84
20250703-0052746

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $213,200.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 1st day of July, 2025.

NOTARY PUBLIC

My commission expires: 04/22/2029

Crystal Johnson
State of Tennessee
Notary Public
Sumner County

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
Celia Stewart Rouse, Attorney-at-Law
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
John Appleton and Nancy Vetter	New Owner	108-07-0A-027-00
(NAME)	(NAME)	
906 Patio Dr.	" "	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	" "	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Jean M. Mathews and husband, Robert P. Mathews,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **John Appleton and Nancy Vetter, husband and wife**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Certain Real Estate in Davidson County, Tennessee, as follows:

A Certain Condominium Unit and lot in Davidson County, Tennessee, described as follows:

Lot No. 2, Unit No. 27, in a Horizontal Property Regime as shown on the condominium site plan of Phase I of Sections One and Two, Patio Villa, as of record in Plat Book 5200, Page 458, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Jean M. Mathews and husband, Robert P. Mathews by Warranty Deed from Dorothye B. Hopkins, unmarried, dated July 12, 1999 and recorded on July 15, 1999 of recorded in Book 11574, Page 348, in the Register's Office of Davidson County, Tennessee.

This property is __unimproved _X_improved property known as: 906 Patio Dr., Nashville, TN 37214.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown

of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 1st day of July, 2025.

Jean M. Mathews

Robert P. Mathews

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jean M. Mathews and Robert P. Mathews, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st day of July, 2025.

Notary Public
My Commission Expires:

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires May 31, 2026
WILSON COUNTY

25-001043-026

202507030052746

Tennessee Certification of Electronic Document

I, Crystal Johnson, 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 7/1/2025 (date of document).

Affiant Signature

7/3/2025
Date

State of Tennessee
County of Sumner

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

Notary's Signature

My Commission Expires: 5-23-27

Notary's Seal

