WARRANTY DEED

Karen Johnson Davidson County
Batch# 1294648 DEEDWARR
07/08/2025 01:12:30 PM 4 pgs
Fees: $23.00 Taxes: $2,127.50
20250708-0053664

File #25-TC-5115-A

(SEAL)

RACHEL K. WILKIE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $575,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF July, 2025.

Notary Public
MY COMMISSION EXPIRES: 1/24/2028

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Sebastian Frederick Matchneer and Brittany Lynne Butts	Same as new owner	
(NAME)	(NAME)	**161 07 0A 001.00**
5115B Hilson Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

JONATHAN WILKINS, TRUSTEE OF MW HILSON COTTAGE TRUST DATED DECEMBER 30, 2020, MADALYN WILKINS, TRUSTEE OF JW HILSON COTTAGE TRUST DATED DECEMBER 30, 2020, AND HOMER WILKINS, MARRIED,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

SEBASTIAN FREDERICK MATCHNEER, AND BRITTANY LYNNE BUTTS,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, more particularly described as follows:

Being a certain private element unit situated in Davidson County, Tennessee, being Unit A, together with the appurtenant common elements, of 5115 HILSON COTTAGES, created under Title 66, Section 27-101, et seq, as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for 5115 HILSON COTTAGES, a horizontal property regime with private elements, of record in Instrument No. 20140730-0067959, Register's Office for Davidson County, Tennessee, to which reference is hereby made. Said Unit being depicted on the site plan of Plat of 5115 HILSON COTTAGES, attached as Exhibit to said Declaration. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 5115 HILSON COTTAGES provided in said Declaration, together with the By-Laws appended thereto, the site plan attached as exhibit to said Declaration, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being the same property conveyed to Madalyn Wilkins, Trustee of the JW Hilson Cottage Trust dated December 30, 2020, by Quit Claim Deed from Jonathan Wilkins, of record in Instrument No. 20210105-0001225, in the Register's Office of Davidson County, Tennessee, dated December 30, 2020 and recorded on January 05, 2021.

Being the same property conveyed to Jonathan Wilkins, Trustee of the MW Hilson Cottage Trust dated December 30, 2020, by Quit Claim Deed from Madalyn Wilkins, of record in Instrument No. 20210105-0001224, in the Register's Office of Davidson County, Tennessee, dated December 30, 2020 and recorded on January 05, 2021.

Being the same property conveyed to Jeffrey Mobley, Trustee, by Quit Claim Deed from Madalyn wilkins and Jonathan Wilkins, wife and husband, and further conveyed to Madalyn Wilkins and Jonathan Wilkins, as equal tenants in common (and not as tenants by the entirety and not as joint tenants with rights of survivorship), from Jeffrey Mobley, Trustee, of record in Instrument No. 20210104-0000039, in the Register's Office of Davidson County, Tennessee, dated December 30, 2020, and recorded on January 04, 2021.

Being the same property conveyed to Madalyn Wilkins and Jonathan Wilkins, wife and husband and Homer Wilkins, married, by Warranty Deed from Edgardo Padilla, and Daniell Padilla, f/k/a Danielle Stolt, husband and wife, of record in Instrument NO. 20190506-0042284, in the Register's Office of Davidson County, Tennessee, dated April 30, 2019 and recorded on May 06, 2019.

This was never the principal place of residence for the said Homer Wilkins.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION TWO, MCMURRAY WOODS, as recorded in Plat Book 3300, Page 17.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20140730-0067959.
* Charter for 5115 Hilson Cottages Corporation recorded in Instrument No. 20140911-0083307.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **5115B Hilson Road, Nashville, TN 37211**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 8th day of July, 2025.

MW Hilson Cottage Trust dated December 30, 2020

By: _____
Jonathan Wilkins, Trustee

JW Hilson Cottage Trust dated December 30, 2020

By: _____
Madalyn Wilkins, Trustee

_____
Homer Wilkins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Jonathan Wilkins with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purpose therein contained, and who further acknowledged that he is the Trustee of the MW Hilson Cottage Trust dated December 30, 2020, and who further acknowledged that he is authorized by said Trust Agreement to execute the within instrument as Trustee of said Trust.

Witness my hand, at office, this 8th day of July, 2025.

_____
Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Madalyn Wilkins with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purpose therein contained, and who further acknowledged that she is the Trustee of the JW Hilson Cottage Trust dated December 30, 2020, and who further acknowledged that she is authorized by said Trust Agreement to execute the within instrument as Trustee of said Trust.

Witness my hand, at office, this 8th day of July, 2025.

_____
Notary Signature
My commission expires:

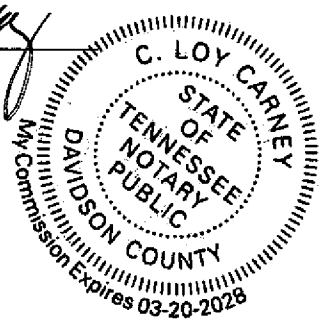
C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of July, 2025, before me personally appeared Homer Wilkins, 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 8th day of July, 2025.

Notary Signature
My commission expires:



TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 7/8/25 (date of document).

Jennifer L. Pennell

7/8/25

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this 7/8, 2025.

Rachel K. Wilkie

Notary's Signature

My Commission Expires: 1/24/2028

Notary's Seal

