Karen Johnson Davidson County
Batch# 1313528 DEEDWARR
08/22/2025 08:02:30 AM 3 pgs
Fees: $18.00 Taxes: $740.00
20250822-0067194

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $200,000.00.

Affiant

Subscribed and sworn to before me, this 12th day of August, 2025.

Notary Public

My commission expires: 11/15/2028

TIARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
174 Saundersville Rd, Ste 102, Hendersonville, TN. 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Matthew Caleb Ellis	New Owner	**108-07-0B-046.00-CO**
142 North Timber Drive		
Nashville, TN 37214		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

David Scott Northcutt sole heir of the Edward Wayne Northcutt Estate

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Matthew Caleb Ellis, single man

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee being Unit Number 46, Building C, of Timberlake Condominiums, of record in Master Deed recorded in Book 6549, page 475, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Units, as set forth in Exhibit A-1 of the Master Deed.

Being the same property conveyed to Edward Wayne Northcutt and wife, Patricia Nell Northcutt by Warranty Deed from James L. Deatrick, unmarried of record in Book 8790, page 835, Register's Office for Davidson County, Tennessee, dated November 18, 1992 and recorded on November 19, 1992. Patricia Nell Northcutt dies on January 27,2020.

Estate of Edward Wayne Northcutt, died on June 18, 2024, which estate is administered in the Probate Court for Wilson County, Tennessee, Case No. 2024PR301

Being the same property conveyed to David Scott Northcutt by Executor Deed from Estate of Edward Wayne Northcutt of record in Instrument No. 20241021-0081333 Register's Office for Davidson County, Tennessee, dated October 22, 2024 and recorded on October 21, 2024.

This is improved property known as **142 North Timber Drive, Nashville, TN 37214.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 12th day of August, 2025.

David Scott Northcutt

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Wilson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, David Scott Northcutt, the bargainor(s), 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, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 12th day of August, 2025.

Notary Public
My Commission Expires: 4/22/2029

Crystal Johnson
State of Tennessee Notary Public
Sumner County

Lenders Title Company File No. 25-001107-626

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 8/12/25.

Affiant Signature – Joshua A. Terry

8/20/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 8/20/25.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-29