Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-25-4277

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $465,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 12th day of September, 2025

Notary Public

Commission Expires: _____

ELIZABETH G COOPER
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 02-26-2029

Karen Johnson Davidson County
Batch# 1321896 DEEDWARR
09/15/2025 02:38:30 PM 3 pgs
Fees: $18.00 Taxes: $1,720.50
20250915-0073546

Address of New Owner	Send Tax Bills To:	Map & Parcel
Sarah Marion Lundquist and Barton H. Galloway 1408 Blossom Court Hermitage, TN 37076	New Owner	075-12-0E-007.00-CO

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,

Frank Mathews and Margaret Mathews, husband and wife

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

Barton H. Galloway & Sarah Marion Lundquist, husband and wife

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 (erroneously referred to as Wilson in prior deed) County, State of Tennessee, described as follows, to-wit:

Being Lot No. 21, Blossom Trace, First Revision Final Plat, as shown by plat of record in Instrument Number 20010920-0101745 (erroneously referred to as Instrument Number 20011025-0116872 in prior deed) and corrected in Instrument Number 20011025-0116872, of the Register's Office of Davidson (erroneously referred to as Wilson in prior deed) County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Frank Mathews, and wife, Margaret Mathews, by Warranty Deed from Kenneth R. Gammon, and wife April L. Gammon, of record in Instrument No. 20050803-0090731, Register's Office for Davidson County, Tennessee, dated July 29, 2005 and recorded on August 03, 2005.

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: 1408 Blossom Court, Hermitage, TN 37076

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 12th day of September, 2025.

Frank Mathews

Margaret Mathews

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of September, 2025, before me personally appeared Frank Mathews and Margaret Mathews, 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 12th day of September, 2025.

Notary Signature
My commission expires: May 8, 2029

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8, 2029

Certificate of Authenticity

I, Ryan Lux, 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 **September 12, 2025**.

Date

Affiant Signature

09/12/2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **12th** day of **September**, 20**25**.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 02-26-2029