Karen Johnson Davidson County
Batch# 1342857 DEEDWARR
11/07/2025 02:11:30 PM 3 pgs
Fees: $18.00 Taxes: $1,600.25
20251107-0088990

WARRANTY DEED

HEATHER GUTHRIE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES AUGUST 19, 2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $432,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 7th DAY OF November, 2025.

Notary Public

MY COMMISSION EXPIRES: 8-19-29
(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
Megan Darby Mattie and John Gerald Mattie Jr.	Same as new owner	
(NAME) 4232 Skyridge Dr	(NAME)	050 07 0A 024.00
(ADDRESS) Nashville, TN 37207	(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, SUPER PRIME PROPERTIES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MEGAN DARBY MATTIE AND JOHN GERALD MATTIE JR., WIFE AND HUSBAND,** 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 Lot No. 24, on the plan of SKYRIDGE, PUD SUBDIVISION, PHASE 5 FORMERLY MULBERRY DOWNS, as shown on the plat of record in Instrument No 20241023-0082282, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Super Prime Properties, LLC, a California limited liability company, by Special Warranty Deed from Meritage Homes of Tennessee, Inc., an Arizona corporation, of record in Instrument No. 20250804-0061436, in the Register's Office of Davidson County, Tennessee, dated July 25, 2025, and recorded on August 04, 2025.

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 4232 Skyridge Dr, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

MO2025-1352

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 7th day of November, 2025

SUPER PRIME PROPERTIES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: _____

D. DYLAN POTTER, AUTHORIZED AGENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared D. Dylan Potter with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be an authorized agent of Super Prime Properties, LLC, a California limited liability company, the within named bargainor, a limited liability company and that he as such an authorized agent, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as authorized agent.

Witness my hand and official seal this 7th day of November, 2025.

Commission expires:

MICHELLE OSBORNE
STATE OF TENNESSEE NOTARY PUBLIC
MACON COUNTY
My Commission Expires 3/15/2029

Notary Public

MO2025-1352

Tennessee Certification of Electronic Document

I, Danielle Crane, 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 11/7/25 (date of document).

Danielle Crane
Affiant Signature

11/7/25
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 7 day of November, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 5-24-28

NOTARY'S SEAL

MEGAN MILLSAP
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

202511070088990