WARRANTY DEED

Karen Johnson Davidson County
Batch# 1360988 DEEDWARR
12/23/2025 08:05:30 AM 3 pgs
Fees: $18.00 Taxes: $888.00
20251223-0101720

File #25-DW-5600-306

(SEAL)

J. KAYE CLARK
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
09/05/2028
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF December, 2025.

Notary Public
MY COMMISSION EXPIRES: 9-5-2028

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)
Shandia Deloach	New Owner	
(NAME)	(NAME)	**162 09 0B 057.00**
5600 Country Drive, Unit 306		
(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,

TANA MARIE MATZ RUSS, AN UNMARRIED PERSON, F/K/A TANA MATZ BROWN, AND TIMOTHY JOHN MATZ, A MARRIED PERSON, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,

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

SHANDIA DELOACH, AN UNMARRIED WOMAN

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, being Unit No. 306 on the Plan of 4TH REVISED SITE PLAN, PHASE 3, HICKORY VALLEY CONDOMINIUMS of record in Plat Book 5200, Page 131, in the Register's Office of Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Tana Matz Brown, married and Timothy John Matz, married, joint tenants with expressed rights of survivorship, by Warranty Deed from Regale Properties, LLC, a Tennessee Series Limited Liability Company, Series No. 1607, of record in Instrument No. 20171215-0127976, in the Register's Office of Davidson County, Tennessee, dated December 14, 2017 and recorded on December 15, 2017.

This was never the principal place of residence or marital property for either of the Grantees.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of 4th Revised Site Plan, Phase 3, Hickory Valley Condominiums, as recorded in Plat Book 5200, Page(s) 131.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE 3 HICKORY VALLEY CONDOMINIUMS, as recorded in Plat Book 4660, Page 97.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SITE PLAN PHASE 3 HICKORY VALLEY CONDOMINIUMS, as recorded in Plat Book 4860, Page 1, as Amended in Book 4890, Page 372.
* Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing 4th Revised Site Plan, Phase 3, Hickory Valley Condominiums Condominium of record in Book 4918, Page 116, as Amended in Book 4958, Page 346 and Amended and Restated Bylaws recorded in Book 8797, Page 918; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.
* Easement for Access, recorded in Book 5606, Page 663 and Book 7497, Page 740.
* Charter for Hickory Valley Condominiums, Phase 3 Association recorded as Book 8021, Page 852.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **5600 Country Drive, #306, 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 18th day of December, 2025.

Tana Marie Matz Russ

Timothy John Matz

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of December, 2025, before me personally appeared Tana Marie Matz Russ, 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 18th day of December, 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 18th day of December, 2025, before me personally appeared Timothy John Matz, 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 18th day of December, 2025.

Notary Signature
My commission expires:

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

Certificate of Authenticity

I, Holly A. Mason, 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 December 18, 2025.

Affiant Signature

12/18/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 18 day of December, 2025.

Notary's Signature

(Notary Seal)



My Commission Expires: 9/7/2026