Prepared By & Return To:
Rhythm Title, LLC
1585 Mallory Lane
Ste. 205
Brentwood, TN 37027
RT-25-5905

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $470,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 23rd day of December, 2025

Notary Public

Commission Expires: _____

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

Karen Johnson Davidson County
Batch# 1362138 DEEDWARR
12/29/2025 02:39:30 PM 3 pgs
Fees: $18.00 Taxes: $1,739.00
20251229-0103009

Address of New Owner	Send Tax Bills To:	Map & Parcel
Melecia M. Matias P.O. Box 681615 Franklin, TN 37068	SWBC Mortgage Corporation 117 Seaboard Ln., Suite F-205 Franklin, TN 37067	161-09-0-066.00

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,

Philip Kane Waterbury and Taylor Shay Devlin Rabon, husband and wife

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

Melecia M. Matias, an unmarried woman

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. 14A, as shown on the map entitled Zone Lot Division Lot 14 of Brentwood Meadows Section One, as of record in Book 5200, Page 694, amended for Zone Lot Division in Book 6250, Page 295, said Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Said Lot 14A fronts 59.4 Feet on the South Margin of Hill Road and runs back 134.2 feet on the East lot line and runs back 121.4 feet on the West lot line to a line to a line in the rear which measures 61.00 feet thereon.

Being the same property conveyed to Philip Kane Waterbury, an unmarried man and Taylor Shay Devlin Rabon, an unmarried woman by Warranty Deed from Peter Penrose, married of record in Instrument No. 20220916-0103678 Register's Office for Davidson County, Tennessee, dated September 14, 2022 and recorded on September 16, 2022.

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: 421 Hill Rd, Nashville, TN 37220

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 18 day of December, 2025.

Philip Kane Waterbury

Taylor Shay Devlin Rabon

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 18th day of December, 2025, before me personally appeared Philip Kane Waterbury and Taylor Shay Devlin Rabon, 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: 2/17/27

CASSIE LOVVORN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

True Copy Certification

I, **Tammy Carney,** 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 this the 18 day of December, 2025.

Affiant Signature

Date 12/18/25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 23 day of December, 2025.

Notary's Signature
MY COMMISSION EXPIRES: _____

