Karen Johnson Davidson County
Batch# 1411530 DEEDWARR
04/24/2026 03:59:30 PM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20260424-0035792

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-25458-AP

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $550,000.00.

Affiant

Subscribed and sworn to before me, this the 24th day of April, 2026.

Notary Public
My Commission Expires: 2/26/30

MEGAN REED
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
320 Old Hickory 701, LLC 320 Old Hickory Blvd, Unit 701 Nashville, TN 37221	320 Old Hickory 701, LLC 129 Steeplechase Ln Nashville, TN 37221	128-12-0A-040-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Frank Matassa and Lisa Matassa, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **320 Old Hickory 701, LLC, a Wyoming limited liability company**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A Condominium Apartment in Davidson County, Tennessee, being unit No 40 BUILDING 7 OF EAGLE RIDGE AT THE RESERVE, SECTION 7 PHASE 1A horizontal property regime pursuant to the Tennessee Horizontal Property Act, shown on the Exhibit A to the Master Deed of record in Instrument No. 20011011-0110875 and Supplemented and Amended in 20020524-0063776 as Corrected in doc. No. 20020530-0065658, and Scrivener's Affidavit recorded in Instrument No. 20051129-0143344, and Declaration recorded in Instrument No. 20010116-0004521, in the Register's Office for said County, to which source reference is hereby made for a more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the condominium.

Being the same property conveyed to Frank Matassa and wife, Lisa Matassa, by Quitclaim Deed from LMA Productions, Inc., of record in Instrument No. 20201215-0147586, in the Register's Office of Davidson County, Tennessee, dated December 09, 2020, and recorded on December 15, 2020.

This is improved property located at: **320 Old Hickory Boulevard, 701, Nashville, TN 37221**

This conveyance is made subject to 1) Property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever 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, Grantor has executed this instrument on this 24th day of April, 2026.

GRANTOR:

Frank Matassa

Lisa Matassa

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Frank Matassa and Lisa Matassa, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 24th day of April, 2026.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 11-8-2028

202604240035792

CERTIFICATE OF AUTHENTICITY

I, K. Thomas Sidwell, do hereby make oath that I am a licensed attorney and/or 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 24 day of April, 2026.

K. Thomas Sidwell
Date: 04/24/2026

STATE OF TN
COUNTY OF Williamson

Sworn to and subscribed before me this 24 day of April, 2026.

Notary Public
My Commission Expires: 1-21-26

KIMBERLY D. HICKS
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY