Name and Address of New Owner:
Christopher Alley
1212 Laurel Street, 206
Nashville, TN 37203

Send Tax Bills To:
Christopher Alley

Karen Johnson
Batch # 1421979
05/19/2026 10:44:59 AM
Fees: $13.00 Taxes: $1,402.30
Davidson County
DEEDWARR
2 pgs
20260519-0044761

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 093-09-0C-007-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Jeffrey Mathews, a single person**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Christopher Alley, Jr, an unmarried man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

A certain Condominium located in Davidson County, Tennessee, being Unit 206 of TWELVE TWELVE, A CONDOMINIUM, a Condominium Development established pursuant to the provision of the Tennessee Condominium Act of 2008 as the same is set out in Section 66-27-201, et seq. of the Tennessee Code Annotated, under the Declaration of Condominium establishing TWELVE TWELVE, A CONDOMINIUM, of record in Instrument No. 20140718-0063781, as amended in Instrument Nos. 20160614-0060193; 20191230-0134559; 20220329-0036090; 20221129-0124987; 20240223-0012657 and 20251119-0092286, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the Bylaws for the administration thereof, and all easements, rights, and interest 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 buildings thereof; said Unit being depicted on Exhibit B to said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit F to said Declaration.

Being the same property conveyed to Jeffery Mathews, a single person, by Warranty Deed dated July 15, 2025 from Elizabeth L. Baxley, single, recorded July 16, 2025 in Instrument No. 20250716-0056288 in the Register's Office.

Being the same property conveyed to Elizabeth L. Baxley, a single woman, by Warranty Deed dated March 15, 2019 from George B. Boedecker Jr, Trustee of the Revocable Trust of George B. Boedecker, Jr, recorded March 18, 2019 in Instrument No. 20190318-0024605 in the Register's Office.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 8th day of May, 2026.

_____(SEAL)
Jeffrey Mathews

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of May, 2026, before me personally appeared Jeffrey 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 8th day of May, 2026.

_____
Notary Signature
My commission expires:

NICHOLE DOWLING
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 11-26-2028

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $379,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
8th day of May, 2026.

_____
Notary Public
My commission expires:_____
File No. 2026-8869-MA

ASHLEY SCHAD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES NOV 5, 2029