Karen Johnson Davidson County
Batch# 1435842 DEEDWARR
06/18/2026 11:27:30 AM 3 pgs
Fees: $18.00 Taxes: $1,609.50
20260618-0055445

THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203**	STATE OF TN) COUNTY OF Sumner) The actual consideration or value, whichever is greater, for this transfer is: $435,000.00 Affiant Subscribed and sworn to before me, this 17th day of June, 2026. Notary Public My Commission Expires: February 10, 2030

REBECCAH S. HARTMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

WARRANTY DEED

Address New Owner: Amy E. Matlick and Jordan L. Smith 212 W Mill Dr. Nashville, TN 37209	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 091 06 0M 077.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHRISTOPHER JOSEPH MASON, A MARRIED MAN**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **AMY E. MATLICK, AND JORDAN L. SMITH,** a married couple ("Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 77 on the Plan of West Mill Townhomes, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of West Mill Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20141223-0117663 and Supplementals in Instrument No. 20150424-0036748, Instrument No. 20150929-0098582, Instrument No. 20151218-0127193 and Instrument No. 20151218-0127350, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants, of record in Instrument No. 20141223-0117663 and Supplementals in Instrument No. 20150424-0036748 and Instrument No. 20150929- 0098582, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to Christopher Joseph Mason, unmarried man by Deed dated February 4, 2020 from Raena Davis, married, recorded February 5, 2020, in Instrument Number 202002050013518, in the Official Records of Davidson County, Tennessee.

This property is not a marital residence of the Grantors and as such is not subject to any homestead, dower, or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

This is improved property commonly known as: **212 W Mill Dr, Nashville, TN 37209**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 17th day of June, 2026.

CHRISTOPHER JOSEPH MASON

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CHRISTOPHER JOSEPH MASON**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 17th day of June, 2026.

CASSANDRA LAHOUTI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 11-2-26

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 June 17, 2026.

J. Carlton Drumwright

June 17, 2026
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on June 17, 2026.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY