Karen Johnson Davidson County
Batch# 1436612 DEEDWARR
06/22/2026 01:59:30 PM 3 pgs
Fees: $18.00 Taxes: $740.00
20260622-0056086

This instrument prepared by:
Dodson, Parker, Behm & Capparella, P.C.
1310 6th Avenue North
Nashville, TN 37208
(615) 254-2291

WARRANTY DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
J. Brent Mathes	Same	119 11 0 047.00
2702 Mashburn Rd.		
Nashville, TN 37210		

FOR AND IN CONSIDERATION of the sum of Ten Dollars, and other good and valuable consideration, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, Larry Mathes ("Grantor") has this day bargained and sold and does hereby transfer and convey unto J. Brent Mathes, ("Grantee"), his successors, heirs and assigns, certain real estate in Davidson County, Tennessee, which is described as follows:

> LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 24 ON THE PLAN OF MASHBURN HEIGHTS, OF RECORD IN PLAT BOOK 1835, PAGE 1, REGISTER'S OFFICE FOR SAID COUNTY, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.
>
> Being the same property conveyed to Larry Mathes, Married, by Warranty Deed from Norma R. Midgett and Nancy Gail Nelson, of record in Instrument No. 20110415-0029440, dated April 14, 2011, and recorded April 15, 2011, Register's Office for Davidson County, Tennessee.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants, and other matters, whether or not of public record, as may affect the above-described property.

This is improved property known as 2702 Mashburn Rd., Nashville, Tennessee 37210.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, his successors, heirs and assigns, forever, Grantor covenants that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, other than as provided and excepted herein. Grantor further covenants and binds Grantor, and Grantor's heirs and representatives to warrant and forever defend the title to said real estate to the said Grantees, his successors, heirs, and assigns against the lawful claims of all persons, other than as provided and excepted herein.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The consideration for this conveyance, per T.C.A. 67-4-409, is $200,000.00.

Subscribed and sworn to before me this the 22nd day of June, 2026.

Affiant _____

Notary Public _____ My Commission Expires: 03/05/2030



WITNESS my hand this the 22nd day of June, 2026.

_____

Larry Mathes,
Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Larry Mathes, Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that such person executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this the 22nd day of June, 2026.

_____

Notary Public My Commission Expires: 03/05/2030



Certificate of Authenticity

I, R. Whitney Boyd, 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 22, 2026.

Date: 06/22/2026

R. Whitney Boyd

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me on June 22, 2026.

Notary Public: Brandon Boyd

My Commission Expires:

