STEPHANIE FEURING
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $770,000.00

Heather Holland
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF June, 2026.

Notary Public

MY COMMISSION EXPIRES: 3/13/30

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chance Bolen	Same	090123B00100
(NAME)	(NAME)	
6316 Edsel Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 1437149 DEEDWARR
06/23/2026 10:18:30 AM 3 pgs
Fees: $18.00 Taxes: $2,849.00
20260623-0056355

FOR AND 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, WE,

CYNTHIA B. MATTHEWS AND RAWN D. MATTHEWS, WIFE AND HUSBAND,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Chance Bolen

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 Unit A on the plan of 6316 Edsel Drive Homes, a Horizontal Property Regime, with Private Elements of record in Instrument No. 20210607-0075843 as amended in Instrument No. 20221005-0109654, Registar's Office for Davidson County, Tennessee.

Cynthia B. Matthews and Rawn D. Matthews, wife and husband

Being the same property conveyed to Cynthia B. Matthews and Rawn D. Matthews, wife and husband by Deed dated November 4, 2022 from JP Holding LLC, a Tennessee Limited Liability Company, recorded November 23, 2022, in Instrument Number 20221123-0124017, in the Official Records of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This *Improved* property is commonly known as: 6316 Edsel Drive, Nashville, TN 37209

LT&E File #22441

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. 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

Witness my/our hand(s) this 30 **day of** Sept, 2025.

Cynthia B. Matthews

Cynthia B. Matthews

Rawn D. Matthews

Rawn D. Matthews

STATE OF TN
COUNTY OF Shelby

On this 30 day of Sept, 2025 **before me, a notary public, personally** appeared Cynthia B. Matthews, to me known or proved to me on the basis of **satisfactory evidence, that she/he executed the within instrument for the purposes therein contained.**

TERRY HERVERY
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

Notary Public
My Commission Expires: Nov 13 2027

STATE OF TN
COUNTY OF Shelby

On this 30 day of Sept, 2025 **before me, a notary public, personally** appeared Rawn D. Matthews, to me known or proved to me on the basis of satisfactory evidence, that she/he executed the within instrument for the purposes therein contained.

Notary Public
My Commission Expires: Nov 13 2027

TERRY HERVERY
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

LT&E File #22441

Tennessee Certification of Electronic Document

I, Elizabeth Levsen, 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 September 30, 2025.

Date: September 30, 2025

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Sworn to and subscribed before me this September 30, 2025.

Notary Public
My Commission Expires: 7/25/26

