Karen Johnson Davidson County
Batch# 1445498 DEEDWARR
07/13/2026 12:06:30 PM 3 pgs
Fees: $18.00 Taxes: $1,628.00
20260713-0062960

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
5107 Maryland Way
Brentwood, TN 37027
P26-17677-BW

TURNER EVANS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires April 01, 2030

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 440,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF July, 2026.

Notary Public

MY COMMISSION EXPIRES: 4/1/30

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew Stephens		
2310 Elliott Ave, Apt 817	New Owner	**105140C81700CO**
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Patricia A. Cantrell, Trustee of the Patricia A. Cantrell Trust dated October 28, 2024**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Matthew Stephens, unmarried**

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:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No, 817 as specified on the Plat shown in the Master Deed, on the Plan of The Park at Melrose Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for The Park at Melrose Condominiums, of record under Instrument No. 20070917-0110745, 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 Master Deed. Reference is hereby made to the plan of The Park at Melrose Condominiums, for placement of Units, as shown on Exhibit "E" to the Master Deed of record under Instrument No. 20070917-0110745, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Patricia A. Cantrell, Trustees of the Patricia A. Cantrell Trust by Quit Claim Deed from Patricia A. Cantrell of record as Instrument No. 20241188265 in the Register's Office for Davidson County, Tennessee, dated November 11, 2024 and recorded on November 13, 2024.

Being the same property conveyed to Patricia A. Cantrell by Quit Claim Deed from Charles Cantrell of record as Instrument No. 200912310118869 in the Register's Office for Davidson County, Tennessee, dated December 31, 2009 and recorded on December 31, 2009.

Being the same property conveyed to Charles Cantrell by Warranty Deed from Hillview Village Partnership, a Tennessee general partnership of record as Instrument No. 200810080101866 in the Register's Office for Davidson County, Tennessee, dated October 3, 2008 and recorded on October 8, 2008.

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 is improved property known as **2310 Elliott Ave, Apt 817, Nashville, TN 37204**

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 our hands this the 10th day of July, 2026.

Patricia A. Cantrell Trust

BY: Patricia Cantrell, Trustee
Patricia Cantrell, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Patricia A. Cantrell** with whom I am personally acquainted and who upon her oath acknowledged herself to be the **Trustee** of the **Patricia A. Cantrell Trust,** the within named bargainor, and Trust, and that she as such Trustee being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Patricia A. Cantrell** as such **Trustee**.

Witness my hand and official seal this the 10 day of July, 2026.

My Commission expires: 7/3/28

Notary Public



Tennessee Certification of Electronic Document

I, Todd A. Tressler, II, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 10, 2026.

Affiant Signature

July 13, 2026

Date

State of TENNESSEE

County of WILSON

Sworn to and subscribed before me on this 13th day of July, 2026.

Notary Signature

My Commission Expires: 4/1/30

NOTARY'S SEAL

TURNER EVANS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires
April 01, 2030