WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF JULY, 2026.

Notary Public

MY COMMISSION EXPIRES: 7-2-29

(AFFIX SEAL)

Karen Johnson Davidson County
Batch # 1452540 DEEDWARR
07/29/2026 01:36:10 PM 2 pgs
Fees: $13.00 Taxes: $925.00
20260729-0069848

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
William Thomas Matlock, III and Iris Bielby-Ramirez	**SWBC Mortgage Corporation**	
(NAME)	(NAME)	
622 Hickory Glade Ct	**9311 San Pedro Ave., Ste. 100**	**162 01 0C 063.00**
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**San Antonio, TX 78216**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **TRACY BOTHWELL, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WILLIAM THOMAS MATLOCK, III AND IRIS BIELBY-RAMIREZ, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 63 on the Site Plan of PHASE 2, HICKORY GLADE, a deminius Planned Unit Development, of record in Plat Book 6900, Page 41, amending Plat Book 6250, Page 888, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Tracy Bothwell, an unmarried woman, by Warranty Deed from Mary Jane Surdivant, Linda Hammock, Suzanne Burns, and Lisa Hetzler Kennedy, of record in Instrument No. 20180313-0023689 in the Register's Office of Davidson County, Tennessee, dated March 09, 2018 and recorded on March 13, 2018.

This conveyance is subject to:
- Taxes and assessments for the year 2026 and subsequent years, not yet due and payable.
- Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE 2, HICKORY GLADE, as recorded in Plat Book 6900, Page(s) 41.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HICKORY GLADE, as recorded in Plat Book 6250, Page 888.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE I, HICKORY GLADE, as recorded in Plat Book 6250, Page 889.
- Declaration of Covenants, Conditions and Restrictions recorded in Book 6824, Page 929 and re-recorded in Book 6989, Page 896 as amended in Book 6824, Page 952 and re-recorded in Book 6898, Page 919, further amended in Book 6898, Page 920; Book 6957, Page 473; Book 7959, Page 869; Instrument No. 20031223-0182416 and Appointment of Successor Trustee recorded in Book 11443, Page 625.
- Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 7384, Page 941.
- Easement for Sanitary Sewer, recorded in Book 7797, Page 473.
- Easement for Water Main, recorded in Book 7797, Page 490.
- Easement for Dedication of Sidewalk and/or Right(s)-of-Way, recorded in Instrument No. 20220127-0009848.
- Charter for Hickory Glade Home Owners Association, Inc. recorded as Book 6845, Page 780.
- By Laws for Hickory Glade, Phase One, Home Owners Association, Inc. recorded as Book 6878, Page 390 and amended in Book 10697, Page 182.
- Common Open Space Deed recorded as Book 7260, Page 72 and Book 6898, Page 921, as re-recorded in Book 6899, Page 562.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **622 Hickory Glade Ct, Antioch, Tennessee 37013**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 27th DAY OF JULY, 2026.

Tracy Bothwell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 27th of July, 2026.

Notary Public
My Commission Expires: 3-23-2027
(SEAL)

AMELIA SWANSON
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212