BILL GARRETT, Davidson County
Trans:T20170061708 DEEDQC
Recvd: 07/19/17 11:21 2 pgs
Fees:12.00 Taxes:0.00
20170719-0072746

Instrument prepared by:
MICHAEL K. WALKER
Attorney at Law
341 Harrison Street
Nashville, Tennessee 37219

QUIT CLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
CHARLES MATTHEWS 306 MYSTIC HILL DR. GOODLETTSVILLE, TN 37072	LOANCARE P.O. BOX 60509 INDUSTRIAL, CA 91716-0509	018 07 0 145.00

KNOW ALL MEN BY THESE PRESENTS:

That JUANITA MATTHEWS, (being one and the same as JUANITA ARCOLA MATTHEWS), Grantor, for the express purpose of making a reconveyance as part of a Marital Dissolution Agreement in a divorce action filed in the Circuit Court for Davidson County, Tennessee, between CHARLES MATTHEWS, (being one and the same as CHARLES MIKE MATTHEWS) Plaintiff, and JUANITA ARCOLA MATTHEWS, Defendant, does hereby demise, release, and forever quitclaim unto the said, CHARLES MATTHEWS, his heirs, successors and assigns, all of her title, interest, and estate, legal and equitable, in and to a tract or parcel of land located in Davidson County, Tennessee, bound and described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 157 on the Final Plat, Section 3, Charleston Square Subdivision, as shown on plat of record in Plat Book 6250, page 435, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description.

The subject property is improved property commonly known as 306 Mystic Hill Drive, Goodlettsville, TN 37072.

BEING the same property conveyed to Grantors herein by deed of record in Book 7212, Page 486, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictions, easements, and restrictions of record.

Being the same property conveyed to Juanita Matthews and Charles Matthews from David W. Perry and Rita E. Perry, by virtue of a Deed Dated 2/11/2005, Recorded 2/22/2005, as Instrument No. 20050222-0019014 County of Davidson, State of Tennessee.

THIS IS THE SAME DESCRIPTION AS IN THE PREVIOUS DEEDS OF RECORD.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
Charles M. Matthews, Affiant
Subscribed and sworn before me this the
19 Day of July, 2017.
A. Goodman, Deputy Register

The said CHARLES MATTHEWS, hereby agrees to pay and agrees to hold JUANITA MATTHEWS, harmless from one original Deed of Trust Note in favor of LoanCare, said note bearing an original unpaid principal balance of one hundred fifty two thousand seven hundred twenty six dollars ($152,726.00), as evidenced by a Deed of Trust of record filed with Instrument No. 20150915-0093283, Loan No. 7000016030, dated September 15, 2015, Pages 1-8, and recorded in the Register's Office, Davidson County, Tennessee.

The actual consideration on this transfer is $0.

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public, in and for said County and State, the within named JUANITA MATTHEWS, the Grantor, with whom I am personally acquainted, who acknowledged to me that she executed the Quit Claim Deed for the purposes therein contained.

Juanita Matthews
JUANITA MATTHEWS
Grantor

ELAINE P. GARRETT
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Exp 2019

Sworn to and subscribed before me
this 29th day of June, 2017.

NOTARY PUBLIC

My Commission Expires: 1-8-2019

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STATE OF TENNESSEE)
)
COUNTY OF Robertson)

Personally appeared before me, the undersigned Notary Public, in and for said County and State, the within named CHARLES MATTHEWS, the Grantee, with whom I am personally acquainted, who acknowledged to me that he executed the Quitclaim Deed for the purposes therein contained.

Charles Matthews
CHARLES MATTHEWS
Affiant/Grantee

Sworn to and subscribed before me
this 19 day of July, 2017.

J. Michele Witten
NOTARY PUBLIC

J. MICHELE WITTEN
STATE OF TENNESSEE
NOTARY PUBLIC
ROBERTSON COUNTY

My Commission expires: 03/30/2021.

This instrument prepared from information provided by the parties involved.