Karen Y Johnson Davidson County
Batch# 167519 DEEDQC
11/27/2018 01:33:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20181127-0115680

QUIT CLAIM DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OF VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ ZERO DOLLARS

Matthew Brewer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF October, 2018.

Rebecca Soyds
Notary Public

MY COMMISION EXPIRES _____

REBECCA L SOYDAS
STATE OF TENNESSEE NOTARY PUBLIC
(Affix Seal)
DAVIDSON COUNTY

My Commission Expires
July 9, 2022

THIS INSTRUMENT WAS PREPARED BY: 18NL26205
Nations Lending Services 9801 Legler Road Lenexa, Ks 66219 877-256-4117 File# **18NL30365**

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Matthew Brewer	**Matthew Brewer**	**04306029800**
(NAME) **194 Becklea Dr**	(NAME) **194 Becklea Dr**	RETURN TO: WORLDWIDE RECORDING, INC
(ADDRESS) **Madison, TN, 37115**	(ADDRESS) **Madison, TN, 37115**	9801 LEGLER RD LENEXA, KS 66219
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	1-800-316-4682

FOR AND CONSIDERATION OF THE SUM OF ZERO DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **MATTHEW EUGENE BREWER** and **DOROTHY MARIE WHITMAN, HEIRS OF THE ESTATE OF DOROTHY B. BREWER,** whose mailing address is **194 BECKLEA DR, MADISON, TN, 37115** HEREINAFTER CALLED THE GRANTOR, HAS QUITCLAIMED AND CONVEYED UNTO, **MATTHEW EUGENE BREWER, AN UNMARRIED MAN,** whose mailing address is **194 BECKLEA DR, MADISON, TN, 37115** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, ALL THEIR RIGHT, TITLE AND INTEREST IN CERTAIN REAL ESTATE IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 203 ON THE PLAN OF MADISON PARK, SECTION 8, AS OF RECORD IN BOOK 4300, PAGE 117, REGISTER'S OFFICE FOR SAID COUNTY.

BEGINNING AT A CONCRETE MONUMENT IN THE NORTHERLY MARGIN OF BECKLEA DRIVE; THENCE WITH THE NORTHERLY MARGIN OF SAID DRIVE IN A WESTERLY DIRECTION 71.3 FEET TO A POINT, BEING COMMON FRONT CORNERS OF LOTS 203 AND 204; THENCE NORTHERLY 88 FEET TO A CONCRETE MONUMENT, SAID MONUMENT BEING COMMON REAR CORNERS OF LOTS 201, 202, 203 AND 204; THENCE EASTERLY WITH THE COMMON LINE BETWEEN LOTS 203 AND 202, 96.3 FEET TO A POINT IN THE WESTERLY MARGIN OF MAY DRIVE; THENCE WITH THE MARGIN OF SAID DRIVE, SOUTHERLY 63.11 FEET TO A CONCRETE MONUMENT AT THE BEGINNING OF A CURVE; THENCE AROUND SAID CURVE IN A SOUTHWESTERLY DIRECTION 39.27 FEET TO THE POINT OF BEGINNING.

BEING PART OF THE PROPERTY CONVEYED TO JOHN RIADON HOMES, INC., A TENNESSEE CORPORATION, BY DEED FROM L. & H. DEVELOPMENT COMPANY, INC., A TENN. CORP. AS OF RECORD IN BOOK 4578, PAGE 833, SAID REGISTER'S OFFICE.

SUBJECT TO ALL EASEMENTS, RESERVATIONS, COVENANTS, CONDITIONS, AGREEMENTS OF RECORD IF ANY.

BEING THE SAME PREMISES AS CONVEYED IN DEED TO \HORACE E. BREWER AND WIFE, DOROTHY B. BREWER\ RECORDED \05/14/1973\ IN DOCUMENT NUMBER \C06338\, BOOK \4706\, PAGE \756\ IN SAID COUNTY AND STATE.

COMMONLY KNOWN AS: 194 BECKLEA DR, MADISON, TN, 37115

NOTE: Deed being filed to remove estate

This improved/ unimproved property known as:

194 BECKLEA DR, MADISON, TN, 37115
(House Number) (Street) (City or Town) (Postal Zip)

Witness my hand this 29th day of October, 2018.

MJB
MATTHEW EUGENE BREWER

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared **MATTHEW EUGENE BREWER**, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence).

Witness my hand and official seal at the office in Davidson, Tennessee, this the 29th day of October, 2018.

Rebecca Soydas
NOTARY PUBLIC

My Commission Expires: My Commission Expires July 9, 2022

REBECCA L SOYDAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Witness my hand this 29th day of October, 2018.

DOROTHY MARIE WHITMAN

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared **DOROTHY MARIE WHITMAN**, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence).

Witness my hand and official seal at the office in Davidson, Tennessee, this the 29th day of October, 2018.

My Commission Expires
July 9, 2022

NOTARY PUBLIC

My Commission Expires: _____

REBECCA L SOYDAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

TRUE COPY CERTIFICATION

I, Sherry A. Simon, do hereby make oath that I am a Licensed Attorney and/or the Custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Sherry A. Simon

Signature

State of Kansas

County of Johnson

Personally appeared before me, Justin Caddel, a notary public for this county and state, Sherry A. Simon, who acknowledges that this certification of an electronic document is true and correct and who signature I have witnessed.

Justin Caddel

Notary's Signature

My Commission Expires: 9/30/2019

JUSTIN CADDEL
Notary Public, State of Kansas
My Appointment Expires
9/30/2019

Notary's Seal (if on paper)