THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:

Bell, McCann & McInteer, PLC
8110 Isabella Lane, Ste 200
Brentwood, TN 37027

Address New Owner(s) as follows:

Tyler Hall Mathews
109 Broadway
Old Hickory, TN 37203

Send Tax Bill to:
Owner

Map-Parcel Numbers:
06405006000
06409000400
06409000500
06409000600

State of Tennessee
County of Davidson

The Actual Consideration or Value, whichever is greater, for this transfer is $0.00.

Affiant

RYLAN AASEBY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me, this the 20 day of March, 2019.

Notary Public

My Commission Expires:
3-8-22

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **TYLER HALL MATHEWS AND MEG MATHEWS** HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND QUITCLAIM UNTO **TYLER HALL MATHEWS AND MEG MATHEWS,** HEREINAFTER CALLED GRANTEE(S), HIS HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN **DAVIDSON COUNTY**, STATE OF **TENNESSEE**, MORE PARTICULARLY DESCRIBED IN THE ATTACHED EXHIBIT A. **THIS CONVEYANCE IS FOR THE SOLE AND EXPRESS PURPOSE OF RE-ESTABLISHING LOTS 1, 2, AND 3 OF BLOCK "B" AS IT APPEARS ON THE MAP OF HADLEY'S BEND CITY SUBDIVISION ACCORDING TO A SURVEY BY ATLANTIC COAST REALTY CO. DATED MARCH 18, 1918, OF RECORD IN BOOK 421, PAGE 120, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE**, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY:

Karen Johnson Davidson County
Batch# 208764 DEEDQC
03/22/2019 03:05:55 PM 5 pgs
Fees: $27.00 Taxes: $0.00

20190322-0026357

See attached "Exhibit A".

Said property is conveyed also subject to such other limitations, restrictions, and encumbrances as may affect the premises.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 20 day of March, 2019.

Tyler Hall Mathews

Tyler Hall Mathews

Meg Mathews

Meg Mathews

STATE OF TN
COUNTY OF Davidson

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

Witness my hand and official seal this 20 day of March, 2019.

My commission expires: 3-8-22

Notary Public

RYLAN AASEBY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TN
COUNTY OF Davidson

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

Witness my hand and official seal this 20 day of March, 2019.

My commission expires: 3-8-22

Notary Public

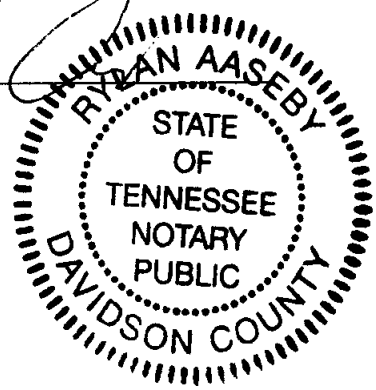


Exhibit A

Tract A:

Tract I
The southerly 50 feet of Lot Number 1, Block "B" of the Hadley's Bend City Subdivision, of record in Book 421, Page 120, Register's Office, Davidson County, Tennessee, and more particularly described as follows:

Said part of Lot Number 1 begins at a point in the westerly margin of Broadway Street 119 feet south of the southeast intersection of Union and Broadway Streets; thence North 63 degrees West 45 feet to a point; thence South 54 degrees 40 minutes West 15.5 feet to a point; thence North 77 degrees 50 minutes West 29 feet to a point; thence southerly 50 feet along the easterly margin of Union Street to a point; thence easterly 125 feet to a point in the westerly margin of Broadway Street; thence northerly 50 feet along the westerly margin of said street to the point of beginning.

Tract II
Described property in the Fourth (4th) Civil District of Davidson County, Tennessee, to wit:

The northerly part of Lot Number 1, Block "B" on the Plan of Hadley's Bend City, of record in Book 421, Page 120, Register's Office, Davidson County, Tennessee, and more particularly described as follows:

Said part of Lot Number 1 begins at a point at the southeast corner of Broadway Street and Union Street (not constructed); thence southerly along the easterly margin of Union Street 82 feet to a point; thence South 77 degrees 50 minutes East 29 feet to a point; thence North 54 degrees 40 minutes East 15.5 feet to a point; thence South 63 degrees East 45 feet to a point in the westerly margin of said Broadway Street; thence northwesterly along the westerly margin of said Broadway Street, 119 feet to the point of beginning.

Being a portion of the same property conveyed to Tyler Hall Mathews and Meg Mathews by quitclaim deed from Tyler Hall Mathews and Meg Mathews of record in Instrument Number 20170525-0052373, Register's Office for said County.

Being a portion of the same property made part of the Declaration of Covenants, Conditions, and Restrictions for Homes at 109 Broadway, A Horizontal Property Regime with Private Elements of record in Instrument Number 20170829-0088781, Register's Office for Davidson County, Tennessee. Said Declaration since having been terminated by Termination of Declaration of record in Instrument Number 20190322-0026356

Tract B

Land in Davidson County, Tennessee, being Lot(s) No. 2, as shown on the map entitled Block "B" Hadley Bend City, of record in Plat Book 421, Page 120, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being a portion of the same property conveyed to Tyler Hall Mathews and Meg Mathews by quitclaim deed from Tyler Hall Mathews and Meg Mathews of record in Instrument Number 20170525-0052373, Register's Office for said County.

Being a portion of the same property made part of the Declaration of Covenants, Conditions, and Restrictions for Homes at 109 Broadway, A Horizontal Property Regime with Private Elements of record in Instrument Number 20170829-0088781, Register's Office for Davidson County, Tennessee. Said Declaration since having been terminated by Termination of Declaration of record in Instrument Number 20190322-0026356

Tract C

Land in Davidson County, Tennessee, being Lot(s) 3, Block "B" as shown on the map entitled the Map of Hadley Bend City Subdivision, of record in Book 421, page 120, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Tyler Hall Mathews and Megan Ashley Mathews, husband and wife, by Warranty Deed from Timothy James Watkins, of record in Instrument Number 20190117-0005158.

THIS CONVEYANCE IS FOR THE SOLE AND EXPRESS PURPOSE OF RE-ESTABLISHING LOTS 1, 2, AND 3 OF BLOCK "B" AS IT APPEARS ON THE MAP OF HADLEY'S BEND CITY SUBDIVISION ACCORDING TO A SURVEY BY ATLANTIC COAST REALTY CO. DATED MARCH 18, 1918, OF RECORD IN BOOK 421, PAGE 120, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

The new legal description is described as follows:

Land in Davidson County, Tennessee, being Lots 1, 2, and 3 on Block "B" as shown on the map entitled the Map of Hadley Bend City Subdivision, of record in Book 421, Page 120, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Lots 1 and 2 being the same property conveyed to Tyler Hall Mathews and Meg Mathews by quitclaim deed from Tyler Hall Mathews and Meg Mathews of record in Instrument Number 20170525-0052373, Register's Office for said County.

Lots 1 and 2 being the same property made part of the Declaration of Covenants, Conditions, and Restrictions for Homes at 109 Broadway, A Horizontal Property Regime with Private Elements of record in Instrument Number 20170829-0088781, Register's Office for Davidson County, Tennessee. Said Declaration since having been terminated by Termination of Declaration of record in Instrument Number 20190322-0026356

Lot 3 being the same property conveyed to Tyler Hall Mathews and Megan Ashley Mathews, husband and wife, by Warranty Deed from Timothy James Watkins, of record in Instrument Number 20190117-0005158.

The said Megan Ashley Mathews being one and the same as Meg Mathews.