NAME/ADDRESS OF NEW OWNERS:
Autumn Lynn Matlock AND Lisa Marie Pratt
2504 Ravine Drive
Nashville, TN 37217

THIS INSTURMENT PREPARED BY:
AMANDA L. CONKLIN, BPR NO. 030113
131 North Church Street
Murfreesboro, TN 37130

Karen Johnson Davidson County
Batch# 222037 **DEEDQC**
04/25/2019 12:10:36 PM 4 pgs
Fees: $22.00 Taxes: $0.00

20190425-0038189

SEND BILLS TO:
NEW OWNERS

PREPARED WITH INFORMATION FURNISHED BY PARTIES'

(Tax Map 135-16-0A Parcel 110)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS (10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **AUTUMN LYNN MATLOCK** has bargained and sold and hereby remises, releases and forever quitclaims unto **AUTUMN LYNN MATLOCK AND LISA MARIE PRATT, a married couple, as tenants by the entirety**, their heirs and assigns, all of her right, title and interest in and to that certain tract/tracts of land located in the District of Davidson County, State of Tennessee, and being further described as follows:

BEING land in Davidson County, Tennessee, being Lot No. 61 on the Plan of Tracts 8, 9 & 10 of Nashboro Village, as of record in Plat Book 5200, pages 186-189, Register's Office for said County, to which plan reference is made for a more complete description.

BEING the same property conveyed to Robert S. Biscan & Company, a Tennessee corporation by deed from 2250 Associates, a Tennessee Joint Venture of record in Book 6296, page 224, said Register's Office.

THIS conveyance is made subject to: (1) 1986 Taxes, which have been prorated and assumed by the Grantees; (2) Restrictions of record in Book 4827, page 14, supplemented in Book 5465, page 561, amended in Book 5588, page 429; (3) Easements of record in Book 4588, page 473, Book 4821, page 111, Book 3955, page 180 and Book 437, page 14; and (4) All matters appearing on the Plan of record in Plat Book 5200, pages 186-189, said Register's Office.

BEING THE SAME PROPERTY CONVEYED TO AUTUMN L MATLOCK BY DEED OF RECORD IN INSTRUMENT # 2015 0212 - 00 13022

THIS CONVEYANCE IS MADE subject to public utility and drainage easements, setback lines and other special requirements or restrictions as imposed by the appropriate governmental body, utility and/or health department; all of record in the Register's office of Davidson County. Tennessee, and to all zoning and subdivision regulations of appropriate governmental body along with any easements and right of ways of public roads and utilities.

THIS IMPROVED PROPERTY IS KNOWN AS: 2504 Ravine Drive, Nashville, TN 37217.

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, his heirs and assigns, forever, and , GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possess of said land in the fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his heirs and assigns, against the lawful claims of all person whomsoever. Where ever used, the singular number shall include the plural, the plural, the singular, and the use of any gender shall be applicable to all genders.

This conveyance is made from one spouse to the other and is made for the purposes of adjusting property rights between married parties.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 25th day of April 2019.

Autumn Lynn Matlock

AUTUMN LYNN MATLOCK

STATE OF TENNESSEEE)
RUTHERFORD COUNTY)

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, **AUTUMN LYNN MATLOCK**, who proved to me by satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes herein contained.

WITNESS MY HAND at Autumn Lynn Matlock, on the 25th day of April 2019.

Notary Public

My Commission Expires: 3/19/23

HALEY ARSENAULT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 3-19-2023

STATE OF TENNESSEEE)
RUTHERFORD COUNTY)

I hereby swear and affirm that the actual consideration for this transfer is NONE.

AFFIANT (1):
LISA MARIE PRATT

WITNESS MY HAND at Lisa Marie Pratt, on the 25th day of April 2019.

Notary Public

My Commission Expires: 3/19/23

HALEY ARSENAULT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 3-19-2023

STATE OF TENNESSEEE)
RUTHERFORD COUNTY)

I hereby swear and affirm that the actual consideration for this transfer is NONE.

Autumn Lynn Matlock

AFFIANT (2):
AUTUMN LYNN MATLOCK

WITNESS MY HAND at Autumn Lynn Matlock, on the 25th day of April 2019.

Notary Public
My Commission Expires: 3/19/23

HALEY ARSENAULT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 3-19-2023