Karen Johnson Davidson County
Batch# 227785 DEEDQC
05/09/2019 10:27:14 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20190509-0043553

This Instrument Prepared By:
Brentwood Title & Escrow, LLC
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW19110

Information in this document furnished by the parties and relied upon by the preparer of this document.

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged, I, **Eric Matracia,** do hereby bargain, sell, release, remise, quitclaim and convey unto **Eric Matracia and Katie Lynn Matracia, husband and wife,** all my rights, title and interest in and to the following described real estate, to-wit:

Property address: 4299 Little Marrowbone Road, Joelton, TN 37080

A certain tract or parcel of land in the First Civil District of Davidson County, Tennessee, described according to a survey dated September 22, 1988, by Donald R. Carver, Registered Land Surveyor, Number 271, as follows:

BEGINNING at a point on the southern margin of Little Marrowbone Creek Road, said point being the northeast corner of Vernon S. Allen and the northwest corner of this tract; thence with road margin and Marrowbone Creek, N 76° 30' 00" E 227.62 feet to a point on the margin of Little Marrowbone Creek Road and in Marrowbone Creek; thence leaving said margin and creek S 42° 15' 00" E 361.27 feet to an iron pin; thence, S 71° 41' 40" W 188.06 feet to a point; thence S 05° 45' 00" W 428.65 feet to a point; thence S 17° 47' 00" W 1518.27 feet to a point on Henry A. Jones line; thence with Jones line, S 82° 00' 00" W 376.50 feet to a point; thence leaving Jones line, N 09° 00' 00" W 375.50 feet to a point; thence N 33° 25' 00" E 1254.19 feet to a point; thence N 00° 55' 00" W 556.92 feet to a point; thence, N 09° 10' 00" W 231.65 feet to the point of beginning, containing 17.74 acres, more or less.

BEING the same property conveyed to Eric Matracia by Warranty Deed from Ronald Glenn Alphin, Melinda Kurtz Sampson and Edward Gene Kurtz, Jr., dated 2/28/17 and recorded 3/6/17 in Instrument Number 20170306-0021635, Register's Office for Davidson County, Tennessee.

Initial(s)

IN TESTIMONY WHEREOF I have hereunto set my hand and seal this 3rd day of May, 2019.

Eric Matracia

STATE OF Tennessee
COUNTY OF Williamson

On this 3rd day of May, 2019, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Eric Matracia** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of same on their behalf to be his/her/their free act and deed.

M. Lynn Bodden
Notary Public

M. LYNN BODDEN NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

10-11-2021
My Commission Expires:

STATE OF Tennessee
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $0.00

Kimberly Beard
Affiant

Subscribed and sworn to before me this 3rd day of May, 2019.

M. Lynn Bodden
Notary Public

M. LYNN BODDEN NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

My Commission Expires: 10-11-2021

Tax/Map ID & Parcel
037-00-0-055.00

New Owners:
Eric & Katie Lynn Matracia
4299 Little Marrowbone Road
Joelton, TN 37080

Send Tax Bills to :

Same as new owner