Karen Johnson Davidson County
Batch# 269964 DEEDQC
08/12/2019 01:26:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20190812-0080242

Prepared by: Lauren W. Safley, Attorney, BATSON NOLAN PLC, 121 South Third Street, Clarksville, TN 37040. (931) 647-1501, without the benefit of a full title examination and no liability is assumed for any status in title or matters which would be disclosed by such title examination.

MATTHEW GARDNER

TO: QUITCLAIM DEED

THE MATTHEW W. GARDNER
REVOCABLE TRUST

THIS QUITCLAIM DEED OF REALTY, executed as of the 12 day of August 2019, by Grantor, MATTHEW GARDNER [AKA MATTHEW W. GARDNER], to Grantee, THE MATTHEW W. GARDNER REVOCABLE TRUST, MATTHEW W. GARDNER, TRUSTEE;

WITNESSETH:

That Grantor, does hereby quitclaim and convey unto Grantee, all of Grantor's right, title and interest, in and to certain realty situated in Davidson County, Tennessee, being bounded and described as follows:

> 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. 5 on the Plan of Rainbow Terrace, Section II-B, as of record in Book 1835, page 85, Register's Office for said County, described as follows: Beginning at a point on the northerly margin of Neely's Bend Road, on the common corner of Lot 5 and 6; thence with the line between said lots, northerly 400.9 feet to a point; thence easterly 105.3 feet to the westerly margin of Randy Road; thence with the margin of said Road, southerly 381.3 feet to the beginning of a curve; thence along said curve, southwesterly 41.1 feet to a point on the northerly margin of Neely's Bend Road; thence with the margin of said Road, westerly 86.2 feet to the beginning.
>
> This conveyance is subject to all restrictions, easements, setback lines, and encumbrances of record in the Register's Office for the aforesaid county.

BEING the same property conveyed to Matthew Gardner by Special Warranty Deed from Fannie Mae a/k/a Federal National Mortgage Association organized and existing under the laws of the United States of America, dated August 10, 2015 appearing of record at Instrument No. 20150818-0082847, Register's Office for Davidson County, Tennessee.

Pursuant to Tenn. Code Ann. § 66-24-121(a), the legal description is the same as in the previous deed of record.

IN WITNESS WHEREOF, Grantor has executed this quitclaim deed of realty as of the date written first herein.

MATTHEW GARDNER Grantor

STATE OF TENNESSEE :
:
COUNTY OF MONTGOMERY :

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Matthew Gardner, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 12 day of August, 2019.

My Commission Expires:

05.16.23

Notary Public

MADISON HOWARD
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Property Owners Name
And Mailing Address:

THE MATTHEW W. GARDNER
REVOCABLE TRUST
MATTHEW W. GARDNER, TRUSTEE
819 Neelys Bend Road
Madison, TN 37115

Person or Entity Responsible for
Payment of Property Taxes:

SAME / OWNER

Property Addresses:

819 Neelys Bend Road
Madison, TN 37115

Map and Parcel No.:

052 02 0 254.00

STATE OF TENNESSE, MONTGOMERY COUNTY
The actual consideration given for this conveyance is $-0-

Affiant

Subscribed and sworn to before me this the
12 day of August, 2019.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 05-10-25

MADISON HOWARD
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

True Copy Certification

I, Matthew J. Ellis, 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.

Matthew J. Ellis
Signature

State of Tennessee

County of Montgomery

Personally appeared before me, Martha J. Ogle, a notary public for this county and state, Matthew J. Ellis, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-10-2021
Notary Seal

MARTHA J. OGLE
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY