Recordation Requested By / Return To:
WFG Lender Services
2625 Townsgate Road
Westlake Village, CA 91361
File No. 1352688TN

Karen Johnson Davidson County
Batch# 306083 DEEDQC
10/25/2019 09:14:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20191025-0109507

THIS INSTRUMENT PREPARED BY:
John O. Windsor, Esq,
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Tax ID No.: 072140V00200CO

QUIT CLAIM DEED

THIS DEED made and entered into on this 17 day of October, 2019, by and between **James Matthew Patterson AKA Matthew Patterson, a married man, who acquired title as unmarried, joined in execution by his spouse, Sarah Elizabeth Castleman**, a mailing address of 1118 Straightway Ave, Nashville, TN 37206, hereinafter referred to as Grantor(s) and **James Matthew Patterson and Sarah Elizabeth Castleman, husband and wife**, a mailing address of 1118 Straightway Ave, Nashville, TN 37206, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Also known as: 1118 Straightway Ave, Nashville, TN 37206

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

This being the same property conveyed to Matthew Patterson, an unmarried man by deed from Craig E. Morren and Taryn M. Morren, husband and wife dated August 7, 2015 and recorded August 10, 2015 under as Instrument No. 201508100079931 of the Davidson County, TN Recorder's Office.

And that said conveyance does not render the Grantor(s) insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Matthew Patterson AKA **James Matthew Patterson**

Sarah Elizabeth Castleman

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, James Matthew Patterson and Sarah Elizabeth Castleman, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, TN, this 17th day of October, 2019.

Notary Public
My Commission expires: 3.3.2020

Danielle Antoinette Spencer Anderson
STATE OF TENNESSEE NOTARY PUBLIC
County Of Davidson
My Commission Expires Mar. 3, 2020

No title exam performed by the preparer. Legal description and party's name provided by the party.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Affiant

STATE OF Tennessee
COUNTY OF Davidson

Sworn to before me this 17th day of October, 2019.

Notary Public
My Commission Expires: 3.3.2020

Danielle Antoinette Spencer Anderson
STATE OF TENNESSEE NOTARY PUBLIC
County Of Davidson
My Comm. Expires Mar. 3, 2020

Name and address for person(s) responsible for taxes:
Matthew Patterson and Sarah Patterson
1118 Straightway Ave
Nashville, TN 37206

Name and address of property owner:
Matthew Patterson and Sarah Patterson
1118 Straightway Ave
Nashville, TN 37206

EXHIBIT A
LEGAL DESCRIPTION

LAND SITUATED IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT B, AS ESTABLISHED IN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HOMES AT 1118 STRAIGHTWAY AVENUE, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS OF RECORD AT INSTRUMENT NO. 20140710-0060667, IN THE REGISTER'S OFFICE OF DAVIDSON, TENNESSEE WITH PLAT ATTACHED AS EXHIBIT "B" TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

SITUATE IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE.

PARCEL ID NUMBER: 072140V00200CO

PROPERTY COMMONLY KNOWN AS: 1118 STRAIGHTWAY AVE, NASHVILLE, TN 37206

Tennessee Certification of Electronic Document

I, Jennifer Lander, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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.

Jennifer Lander
Signature

State of Pennsylvania
County of Allegheny

Personally appeared before me, Autumn R Carnegie, a notary public for this county and
Notary's Name

state, Jennifer Lander, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Autumn R Carnegie
Notary Signature

Autumn R Carnegie

MY COMMISSION EXPIRES: 06/06/2020

NOTARY'S SEAL

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
AUTUMN R CARNEGIE
Notary Public
FINDLEY TWP, ALLEGHENY COUNTY
My Commission Expires Jun 6, 2020

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).