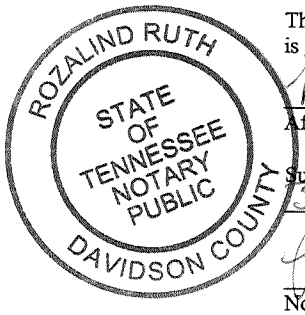
This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-20-6196

Karen Johnson Davidson County
Batch# 368010 DEEDQC
03/05/2020 11:27:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200305-0024822

This instrument was prepared from information supplied by the parties. Midtown Title, LLC has not conducted a title examination, survey, or settlement, and shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

STATE OF Tennessee
COUNTY OF Davidson



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

Affiant

Subscribed and sworn to before me, this the 3rd day of March, 2020.

Notary Public
My Commission Expires: 1/3/2023

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Caroline Campbell 1186 McCoury Lane Spring Hill, TN 37174	New Owner	161-14-0B-106.00-CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, I/we, **James E. Mathews, Married**** ("Grantor") do/does hereby quitclaim and convey unto **Caroline Campbell, FKA E. Mathews** ("Grantee"), his/her/their heirs and assigns, all of the Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

A certain condominium apartment in Davidson County, Tennessee, described as Unit No. 106 of Highland Villa Condominiums, a Condominium, a Horizontal Property Regime, located on Highland Villa Drive, Nashville, TN. as shown on the plat of Highland Villa Condominiums, Condominium Apartments, recorded in Plat Book 6200, page 473, Registers Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 7278, page 312, as amended in Book 7347, page 717, Book 7352, page 630, Book 7467, page 850, Book 7470, page 153 and Book 7600, page 361, Registers Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Highland Villa Condominiums, Condominium Apartments contained in the Master Deed recorded in Book 7278, page 312 as amended in Book 7347, page 717. Book 7352, page 630 Book 7467, page 850, Book 7470, page 153 and Book 7600, page 361, and By-Laws appended thereto. Register's Office for though copied herein.

Being the same property conveyed to Caroline Mathews AKA Caroline E. Mathews, Unmarried Woman and James E. Mathews, Married Man by Warranty deed from Dana M. Bailey of record in Instrument No. 20180108-0002434 Register's Office for Davidson County, Tennessee, dated January 05, 2018 and recorded on January 08, 2018.

** This property is not a marital residence of the Grantors and as such is not subject to any homestead, dower, or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This is improved property located at: **106 Highland Villa Drive, Nashville, TN 37211**

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28 day of February, 2020.

GRANTOR:

James E Mathews

James E. Mathews

STATE OF Alabama
COUNTY OF Autauga

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared James E. Mathews, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 28th day of February, 2020.

Nicole Bond
Notary Public
My Commission expires: Feb 05, 2022

NOTARY PUBLIC

202003050024822

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

