QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 402929 DEEDQC
05/20/2020 08:24:22 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20200520-0052223

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 23 DAY OF APRIL, 2020.

MATTHEW C. DILLON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Notary Public

COMMISSION EXPIRES: 07/09/2022
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Foundation Title and Escrow Series, LLC, 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NO(S).:
Matthew Webb and Morgan Elizabeth Webb		117 07 0J 018.00
(Name) 2049 Lombardy Avenue Nashville, TN 37215	Same as New Owner(s)	
(Address)		

****THIS INSTRUMENT PREPARED USING INFORMATION PROVIDED BY THE PARTIES. PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS WITH REGARD TO THE TITLE OF THE SUBJECT PROPERTY****

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned, Matthew Webb, hereinafter referred to as Grantor(s), hereby quitclaim to Matthew Webb and Morgan Elizabeth Webb, husband and wife, his/her/their heirs and assigns forever, all of his/her/their right, title and interest in the following described real estate, situated in Davidson County, State of Tennessee, to wit

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being Unit No. 2049, on the plan of Kingsbridge Condominiums, according to the Master Deed of record in Book 7105, Page 777, in the Register's Office of Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description.

Being the same property conveyed to Don Gadd, Single by Warranty Deed from James M. Dillon, single dated April 20, 2001 and recorded April 27, 2001 as Instrument No. 20010427-0042452, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Kingsbridge Properties, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from Donald L. Gadd, W/A/T/A Don Gadd dated May 26, 2015 and recorded June 01, 2015 as Instrument No. 20150601-0050517, in said Register's Office for Davidson County, Tennessee.

And further, being the same property conveyed to Matthew Webb, single, by Warranty Deed from Kingsbridge Properties, LLC, a Tennessee Limited Liability Company, dated April 28, 2016, and recorded May 9, 2016, as Instrument No. 20160509-0045528 in said Register's Office of Davidson County, Tennessee.

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

IN WITNESS WHEREOF, the said Matthew Webb has hereunto set his/her/their signature, on this, the 23rd day of April, 2020.

Matthew Webb

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Matthew Webb, the 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 official seal, this the 23rd day of April, 2020.

Notary Public

My Commission Expires: 07/09/2022

(SEAL)

MATTHEW C PIETSCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY