Karen Johnson Davidson County
Batch# 415128 DEEDQC
06/15/2020 03:56:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20200615-0061441

This instrument prepared by:
Smith.Sholar.Milliken.PLLC
1164 Nashville Pike
Gallatin, TN 37066

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND SMITH.SHOLAR.MILLIKEN.PLLC. SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, OR LEGAL AND/OR TAX RELATED COUNSEL. ***ATTN: THIS TRANSFER COULD VOID THE OWNER'S TITLE POLICY THAT YOU HAVE FOR THE SUBJECT PROPERTY.***

QUITCLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) Virginia Matthews and Bobby Matthews	(NAME) SAME AS NEW OWNER	
(STREET ADDRESS) 4088 Fairmeade Drive	(STREET ADDRESS)	059.09-0-150.00
(CITY) (STATE) (ZIP) Nashville, TN 37218	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged **Douglas R. Matthews,** Grantor, does hereby quitclaim and convey unto **Virginia Matthews and Bobby Matthews, wife and husband**, the Grantee herein, its successors, heirs and assigns, all of Grantor's right, title and interest in and to the following described real property in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 268 on the Plan of Haynes Estates, Section VI, as of record in Book 4300, Page 87, said Register's Office, to which reference is hereby made for a more complete description.

Said Lot No. 268 fronts 112 feet on the southerly side of Fairmeade Drive and runs back between lines 87.77 feet on the easterly side and 126.96 feet on the westerly side, to a line in the rear on which it measures 92.74 feet thereon.

Being the same property conveyed to Douglas R. Matthews by Special Warranty Deed from Fannie Mae AKA Federal National Mortgage Association of 14221 Dallas Parkway, Ste. 1000, Dallas, TX 75254, of record in Instrument No. 201407100060929, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration for this transfer is $ 0.00

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

Affiant

My commission expires: 6/22/2021 (Affix Seal)

Notary Public

KAYLA HOLDER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires

Witness my hand this ___ day of June, 2020.

Douglas R. Matthews

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of June, 2020, before me personally appeared Douglas R. Matthews, to me known to be the person (s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/free act and deed.

Witness my hand and official seal this 3rd day of June, 2020.

Notary Public

My Commission Expires: 6/22/2021

KAYLA HOLDER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires

True Copy Certification

I, Trudy Milliken, 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.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Kim Perry, a notary public for this county and state, Trudy Milliken 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: 3/2/21

Notary' Seal (if on paper)

