Prepared By:
Timios, Inc.
5716 Corsa Ave., Suite 102
Westlake Village, CA 91362
Phone: (877) 884-6467
After Recording Return To:
ZACHARY L MATTHEWS
1018 ELVIRA AVE,
NASHVILLE, TN 37216-3010

Karen Johnson Davidson County
Batch# 417685 DEEDQC
06/17/2020 02:43:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200617-0063412

QUITCLAIM DEED

Send Tax Bills To:
1018 ELVIRA AVE, NASHVILLE, TN 37216-3010
Map & Parcel Nos.: **07206013400**
(APN NUMBER)

FOR AND IN CONSIDERATION of [-love and affection] the sum of Ten Dollars ($10.00), and other good and valuable consideration, receipt of which is hereby acknowledged, **ZACHARY L MATTHEWS, A MARRIED MAN WHO ACQUIRED TITLE AS SINGLE, IS JOINED HEREIN BY HIS SPOUSE, CHELSEA MATTHEWS** does/do hereby quitclaim and convey unto **ZACHARY L MATTHEWS AND CHELSEA MATTHEWS, HUSBAND AND WIFE** his/her/their heirs [its successors] and assigns, all of [my] [our] [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:

THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE WESTERLY 100.0 FEET OF LOT NO. 4 AND DESIGNATED AS LOT "E" ON THE CORRECTED PLAT OF E.J. CHILDERS SUBDIVISION OF AMBROSE TRACT OF RECORD IN PLAT BOOK 332, PAGE 134, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID LOT "E" FRONTS 100.0 FEET ON THE SOUTHERLY MARGIN OF ELVIRA AVENUE AND EXTENDS BACK BETWEEN PARALLEL FINES 180.0 FEET, MORE OR LESS, TO THE NORTHERLY LINE OF LOT "S" IN SAID SUBDIVISION, ON WHICH IT MEASURES 100.0 FEET.

PARCEL: 07206013400

BEING THE SAME PROPERTY CONVEYED TO ZACHARY L. MATTHEWS, AN UNMARRIED PERSON BY DEED FROM ROBERT C. WILLIAMS, UNMARRIED, AND BILLY E. HOLLIS, UNMARRIED RECORDED 08/04/2014 IN DEED INSTRUMENT NO. 201408040069546, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Commonly Known As: 1018 ELVIRA AVE, NASHVILLE, TN 37216-3010

LOT-E

This is [improved/unimproved] property known as 1018 ELVIRA AVE.
Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, the Grantor has [Grantors have] caused this instrument to be executed on this 2 day of June, 2020.

ZACHARY L MATTHEWS

CHELSEA MATTHEWS

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for State and County aforesaid, **ZACHARY L MATTHEWS AND CHELSEA MATTHEWS** personally appeared the within named, _____, the bargainor with whom I am personally acquainted, and acknowledged that the foregoing document was executed for the purposes there in contained.

WITNESS my hand and official seal at Nashville, TN, this the 2 day of June 2020, ~~2005~~ EKB

Ella K Butler
NOTARY PUBLIC
My Commission Expires: 09/07/2020

ELLA K. BUTLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

202006170063412

Certification of Electronic Document:

I, DAVID GREENHALGH, 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: PA

County of: Allegheny

Personally appeared before me, Autumn R Carnegie, a notary public for this county and state, DAVID GREENHALGH (Signer's Name), who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature: _____
Autumn R. Carnegie

My Commission Expires: 06/06/2020

Notary 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 document registered by county registers prior to July 1, 2007, shall be considered with or without the certification provided in subsection (2).