Karen Johnson Davidson County
Batch# 433596 DEEDQC
07/09/2020 10:26:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20200709-0074520

This Instrument prepared by:

K. David Bradley, Jr., Esq., Tennessee Bar No. 12873
8845 Leatherwood Road, Salt Lick, Kentucky 40371

Return to: First Title and Escrow, 15 West Gude, Suite 400, Rockville, MD 20852

Reference Number: T-186225-20

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
Matthew B. Lewers and Mary C. Lewers	Matthew B. Lewers and Mary C. Lewers	091-07-0W 001.00
4709 Kentucky Avenue	4709 Kentucky Ave	
Nashville, TN 37209	Nashville, TN 37209	

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, cash in hand paid, the receipt and legal sufficiency of which are hereby acknowledged, MATTHEW B. LEWERS and MARY C. LEWERS f/k/a MARY CATHERINE MASON, husband and wife, hereinafter referred to as "Grantor", does hereby convey, transfer, remise, release, relinquish and quitclaim unto MATTHEW B. LEWERS and MARY C. LEWERS, husband and wife, hereinafter referred to as "Grantee", whose mailing address is: 4709 Kentucky Avenue, Nashville, TN 37209, their heirs and assigns forever, all of Grantor's right, title and interest in and to the following property being situated and located in the County of Davidson, State of Tennessee together with all improvements located thereon, being more particularly described as follows, to wit:

Tax ID No.: 091-07-0W 001.00

BEING the same property conveyed to Grantor herein by Deed recorded as Instrument Number 20150723-0072358, in the Office of the County Register of Deeds for Davidson County, Tennessee.

Statement required by T.C.A. 66-24-121: The foregoing legal description is the same as contained in the previous deed of record.

The above-described property is improved property having a street address of 4709 Kentucky Avenue, Nashville, TN 37209.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 1 day of May, 2020.

Matthew B Lewers

MATTHEW B. LEWERS

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that MATTHEW B. LEWERS, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 1 day of May, 2020.

Ella K. Butler

Notary Public
My Commission expires: 09/07/2020

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

Mary C. Lewers f/k/a
MARY C. LEWERS
f/k/a MARY CATHERINE MASON Mary Catherine Mason

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that MARY C. LEWERS f/k/a MARY CATHERINE MASON, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 1 day of May, 2020.

Ella K. Butler
Notary Public
My Commission expires: 09/07/2020

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

VALUATION AFFIDAVIT

We, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 0.

Matthew B Lewers
MATTHEW B. LEWERS

Mary C. Lewers
MARY C. LEWERS

Subscribed and sworn to before me this 1 day of May, 2020.

Ella K. Butler
Notary Public
My Commission expires: 09/07/2020

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

EXHIBIT "A"

LEGAL DESCRIPTION

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 A OF 4709 KENTUCKY COTTAGES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS LOCATED AT NASHVILLE, DAVIDSON COUNTY, TENNESSEE, AND DESCRIBED IN A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR 4709 KENTUCKY COTTAGES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, OF RECORD AS INSTRUMENT NO. 2015-03100020268, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE. THE EASEMENTS, RESTRICTIVE COVENANTS, CONDITIONS AND REGULATIONS IMPOSED UPON AND RELATING TO THE UNITS, PROPERTY, CO-OWNERS AND TENANTS OF 4709 KENTUCKY COTTAGES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, CONTAINED IN SAID DECLARATION, THE PLAT FILED AS EXHIBIT "B" TO SAID DECLARATION APPEARING IN INSTRUMENT NO. 20150310-0020268, AND BYLAWS APPENDED THERETO AS EXHIBIT "C", SAID REGISTER'S OFFICE, ARE INCORPORATED HEREBY REFERENCE AND MADE A PART HEREOF THE SAME AS THOUGH COPIED HEREIN FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SAID UNIT.

PARCEL ID: 091-07-0W 001.00

Being the same property as transferred by Warranty Deed on 07/21/2015 and recorded 07/23/2015 from LONE OAK, LLC to MATTHEW LEWERS and MARY CATHERINE MASON,recorded in Document Number 20150723-0072358

SCRIVENER'S AFFIDAVIT RECORDED AS DOCUMENT # 20150812-0080529 ON 08/12/2015.

Tennessee Certification of Electronic Document

I, Yolanda Battle (Signer's Name), 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 Maryland

County of Montgomery

Personally appeared before me, Natasha Squires (Notary's Name), a notary public for this county and state, Yolanda Battle (Signer's Name), 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: _____

NOTARY'S SEAL

NATASHA D. SQUIRES
Notary Public
State of Maryland
Montgomery County
My commission exp. October 12, 2021

(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).

SA0241

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