Karen Johnson Davidson County
Batch# 447440 DEEDQC
07/30/2020 02:51:19 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20200730-0084278

This Instrument prepared based on information provided by the parties and not independent verification by:
THE HARRINGTON LAW OFFICE
C. Michael Robinson
Historic Germantown
1215 Seventh Ave N
Nashville, TN 37208
615-320-9977

ADDRESS NEW OWNER:	**SEND TAX BILLS TO:**	**MAP & PARCEL NUMBER**
Evelyn C. Lee	Evelyn C. Lee	059 00 0 002.00
4591 Clarksville Highway	4591 Clarksville Highway	
Nashville, Tennessee 37218	Nashville, Tennessee 37218	

QUITCLAIM DEED

This Quitclaim Deed was prepared without the benefit of a title examination and no liability is assumed for any status in title or matter, which would be disclosed by such title examination.

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid, and for other good and valuable consideration, the sufficiency of which is hereby acknowledged, I, **MATTHEW LEE** (hereinafter "the Grantor"), do hereby convey, transfer, remise, release, relinquish, and quitclaim to **Evelyn C. Lee** (hereinafter referred to as "the Grantee"), her successors and assigns, any and all of the Grantor's right, title, and interest in and to certain improved real property known as 4591 Clarksville Highway, Nashville, Tennessee 37218 and is more particularly described as follows:

> Land in the 13th, formerly the 23rd Civil District of Davidson County, Tennessee, Being Lot No. 11 of Block "C" on the plan of Homeland Heights, Section 1, not of record, described according to a survey made by Blanchard and Parrish, Engineers, April 15, 1941, as follows:
>
> Beginning on the westerly margin of Tennessee Highway No. 112 at the corner of Lots nos. 11 and 12, being 306.19 feet, more or less, south of the southerly margin of Echo Lane; thence with the Line between said two lots, westwardly 416 feet; thence Southwardly 95.2 feet to the corner of lots Nos. 10 and 11; thence with the line Between said two lots, eastwardly 419.8 feet to the westerly margin of Tennessee Highway Bi, 112. Thence with said Highway, northwardly to the beginning.
>
> Being the same property conveyed to JOSEPH LEE, JR., and Wife EVELYN C. LEE By deed from Melvin L. Word an unmarried man, of record in book 7016, page 910, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Joseph Lee, Jr., Evelyn C. Lee, Sharlene Browne-Lee, and Morgan Lee by Quitclaim Deed from Joseph Lee, Jr. and wife Evelyn C.

Lee, of record in Instrument Number 20181226-0125264 in Register's Office for Davidson County, Tennessee.

This is improved property known as 4591 Clarksville Highway, Nashville, Tennessee 37218.

Said property is conveyed subject to the following: (1). any, *and all*, applicable Governmental and Zoning ordinances; (2). any, *and all*, utility, sewer, drainage and other easements of record; (3). any, *and all*, subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record; (4). any, *and all*, building restrictions; (5). any, *and all*, taxes and restrictions of record; and (6). any, *and all*, indebtedness on the real property as recorded in the Register's Office, Davidson County, Tennessee.

IN WITNESS WHEREOF, I have signed my name this the 24 day of June, 2020.

MATTHEW LEE

The actual consideration and/or value, *whichever is greater*, for this transfer is Zero Dollars ($0.00).

MATTHEW LEE

STATE OF California)
)
COUNTY OF Riverside)

Before me, a Notary Public, duly appointed, commissioned, and qualified in and for the State and County aforesaid, personally appeared **MATTHEW LEE**, the within named Grantor, *with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described in the foregoing*, and who, upon oath, acknowledged himself/herself to be the named person, and that he/she executed the foregoing instrument for the purposes therein contained as his/her free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal at my office in said County, on this the 24 day of June, 2020.

LINDSAY PROUTY
COMM. #2179813
NOTARY PUBLIC - CALIFORNIA
RIVERSIDE COUNTY
My Comm. Expires Jan. 15, 2021

NOTARY PUBLIC

My Commission Expires: 01-15-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
, **Affiant**
Subscribed and sworn before me this the
30 **Day of** JUN, **20**20
AHayes, **Deputy Register**