Karen Johnson Davidson County
Batch# 468011 DEEDQC
09/01/2020 11:30:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200901-0099248

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is **$0.00**

Affiant

Subscribed and sworn to before me, this 31ST day of **August, 2020.**

Notary Public
My commission expires:

JENNIFER MCEWEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-23-2021

THIS INSTRUMENT WAS PREPARED BY
HARPETH ESCROW, LLC
383 E MAIN ST., STE 110
HENDERSONVILLE, TN 37075

QUITCLAIM DEED

THE PREPARER OF THIS INSTRUMENT MAKES NO WARRANTIES OR REPRESENTATIONS AND NO LIABILITY IS ASSUMED FOR ANY STATUS OF TITLE, SURVEY, OR MATTER WHICH WOULD BE DISCLOSED BY A TITLE EXAMINATION OR SURVEY. THIS INSTRUMENT WAS PREPARED SOLEY BASED UPON INFORMATION FURNISHED TO THE PREPARER.

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Michael A. Matheney and Pamela B. Matheney	**Michael A. Matheney and Pamela B. Matheney**	**02606003500**
115 Brockhampton Court	**139 Hillside Drive**	
Goodlettsville, TN 37072	**Hendersonville, TN 37075**	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged **Andrea D. Pitt** " GRANTOR(S)", by these presents, does hereby quitclaim and convey unto **Michael A. Matheney and wife, Pamela B. Matheney**, all right, title and interest in the following described real estate in the State of Tennessee, **Davidson** County being more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 121 on the Plan of WINDSOR GREEN, Phase 1, Section 1, of record in Book 6250, Page 31, Register's Office for said County.

Said Lot No. 121 fronts 36.34 feet on the southerly margin of Brockhampton Court and extends back 118.87 feet on the northerly line and 93.41 feet on the easterly line to a broken line in the rear measuring 202.69 feet thereon.

Being the same property conveyed to Andrea D. Pitt, Michael A. Matheney and wife, Pamela B. Matheney from Andrea D. Pitt and Michael A. Matheney by Quitclaim Deed dated November 15, 2019 of record in Instrument No. 20191118-0118582, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Quida E. Hamilton from Sylvia Mays Vincent, sole heir to the estate of James S. Vincent, Jr. and Sylvia Mays Vincent, Administrator of the estate of James S. Vincent, Jr. by Warranty Deed dated December 21, 2004 and recorded in Instrument No. 20041230-0154665, said Register's Office. The said Ouida Ellison Hamilton having since passed away on June 19, 2010 leaving Andrea Pitt and Michael Matheney as sole heirs to the property per Affidavit of Heirship of record in Instrument Nos. 20190930-0099431 and 20190930-0099432, Register's Office for Davidson County, Tennessee. The said Andrea Pitt is also known as Andrea D. Pitt. The said Michael Matheney is also known as Michael A. Matheney.

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

Witness my/our hand(s) this 27 day of **August, 2020**.

Andrea D. Pitt

Andrea D. Pitt

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, **Andrea D. Pitt,** the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of **August, 2020**.

RITA MCCULLEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires

Rita McCulley

Notary Public
My Commission Expires: 4/7/20

True Copy Certification

I, **Jennifer McEwen**, 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.

Jennifer McEwen

Signature

State of TENNESSEE
County of SUMNER

Personally, appeared before me, **Christine Hutchinson**, a notary public for this county and state, **Jennifer McEwen**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTINE HUTCHINSON STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 05-17-2021

Christine Hutchinson

Notary's Signature
My Commission Expires: _____