Karen Johnson Davidson County
Batch# 479089 DEEDQC
09/21/2020 08:01:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20200921-0107455

----------SPACE ABOVE THIS LINE FOR RECORDER'S USE----------

After recording return to:
Amrock
662 Woodward Avenue
Detroit Michigan 48226

NEW OWNERS and
Send tax bill to:
Susie Larkins Matthews
1107 Cecilia Ave.
Nashville Tennessee 37208

Kathy Matthews
3532 Dexter Way
Marietta Georgia 30062

Real Estate Tax ID Number: **081 03 0 245.00**

This document was prepared under the supervision of Michael P. Bell, 1390 Piccard Drive, Ste. 300, Rockville, MD 20850 without benefit of title examination and no legal advice was requested or provided.

QUITCLAIM DEED
Under T.C.A. Section 66-5-103(B)(2)

This No Consideration transfer is exempt from transfer tax pursuant to TN Code Section 67-4-409 (a)(4).

THIS QUITCLAIM DEED, made this _____day of _____, 20___ by and between **Susie Larkins Matthews, an unmarried woman**, whose post office address(es) is/are **1107 Cecilia Ave., Nashville, Tennessee 37208,** as party or parties of the first part, "Grantor", and **Susie Larkins Matthews, an unmarried woman and Kathy Matthews, a married woman, as Joint Tenants with Right of Survivorship,** whose post office address(es) is/are **1107 Cecilia Ave., Nashville, Tennessee 37208 and 3532 Dexter Way, Marietta, Georgia 30062**, as party or parties of the second part, "Grantee",

WITNESSTH:

That for and in consideration of the sum of TEN DOLLARS ($10.00), cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable consideration, the Parties of the First Part have quitclaimed to the Parties of the Second Part, all interest in the following described property, situate, lying and being in **Davidson County, Tennessee** to-wit:

SEE ATTACHED EXHIBIT "A" AND INCORPORATED HEREIN.

PROPERTY ADDRESS: 1107 Cecilia Ave., Nashville, Tennessee 37208

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed these presents, together or in counterpart, the day, month and year first above written.

(SIGNATURE PAGE(S) TO FOLLOW)

(SEAL)
Susie Larkins Matthews

STATE OF Tennessee

COUNTY Davidson, to wit:

Personally appeared before me, a Notary Public of said county and State, **Susie Larkins Matthews**, the within named grantor(s), with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that such person (or persons) executed this instrument for the purposes therein cointained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public
Name: Thomas D. Larson
Commission Expiration Date: May 3, 2021

THOMAS D. LARSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

AFFIDAVIT OF CONSIDERATION

STATE OF TENNESSEE
COUNTY OF Davidson to wit:

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is ZERO DOLLARS ($0.00) .

(SEAL)
Affiant

Subscribed and sworn to before me on this the 21 **day of** April, **20** 20.

Notary Public
NAME: Thomas D Larson

My Commission Expires: May 3, 2021

THOMAS D. LARSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

67176031

EXHIBIT A

Legal Description:

Land situated in the County of Davidson in the State of TN

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT NO. 29 ON THE PLAN OF BUENA VISTA'S SUBDIVISION, AS OF RECORD IN BOOK 57, PAGE 26, REGISTER'S OFFICE FOR DAVIDSON COUNTY, DESCRIBED ACCORDING TO A SURVEY MADE BY GEORGE W. WATKINS, OCTOBER 28, 1952, AS FOLLOWS:

BEGINNING ON THE SOUTHERLY MARGIN OF CECILIA, FORMERLY SPRING STREET, AT THE NORTHWEST CORNER OF THE PROPERTY CONVEYED TO PETER SCHEISSER BY DEED FROM DAVID NORMAN AND WIFE, OF RECORD IN BOOK 283, PAGE 48, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; BEING 149 FEET WEST OF 11TH AVENUE NORTH; THENCE WITH SAID STREET, WESTWARDLY 43 FEET; THENCE SOUTHWARDLY 145 FEET TO THE NORTHERLY MARGIN OF AN ALLEY; THENCE WITH SAID ALLEY EASTWARDLY 43 FEET TO SAID SCHEISSER'S SOUTHWEST CORNER; THENCE NORTHWARDLY, WITH SAID SCHEISSER'S LINE, 145 FEET.

Being the same property conveyed to Susie Larkins Matthews, by deed dated January 22, 1971 of record in Deed Book 4501, Page 14 Instrument/Case No. B14418, in the Office of the Davidson County Register of Deeds.

Parcel Identification Number: 081 03 0 245.00
Commonly Known As: 1107 Cecilia Ave., Nashville, Tennessee 37208

True Copy Certification

I, Betsy Lanzotti, 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 Michigan

County of Wayne

Personally appeared before me, Jessica N Johnson, a notary public for this county and state, Betsy Lanzotti who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature
Jessica N Johnson

My Commission Expires: April 25, 2022
Notary' Seal (if on paper)

JESSICA N. JOHNSON
Notary Public, State of Michigan
County of Wayne
My Commission Expires Apr. 25, 2022
Acting in the County of Wayne