QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Adelaide B Denman Matts
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF September, 2020.

Megan Paulus
Notary Public

MY COMMISSION EXPIRES: 3/7/23
(AFFIX SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-07-2023

R-RB-20-0913A

THIS INSTRUMENT WAS PREPARED BY

RUDY TITLE & ESCROW
2012 21ST AVE S.
NASHVILLE, TN 37073
615-383-2903

Karen Johnson Davidson County
Batch# 481316 **DEEDQC**
09/23/2020 09:38:26 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20200923-0109059

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
MICHAEL J. MATTS	**NEW OWNER**	
(NAME)	(NAME)	**072-09-2I-001.00-CO**
913 A SPAIN AVE.		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Stephen D. Matts, a married man, and Michael J. Matts, a married man,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Michael J. Matts and Adelaide B. Denman-Matts, husband and wife,** hereinafter called the Grantees, their heirs, successors and assigns, that 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, as established in Declaration of Covenants, Conditions and Restrictions for Homes at 913 Spain Avenue, a Horizontal Property Regime with Private Elements of record at Instrument No. 20160201-0009743, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Michael J. Matts, an unmarried man, and Stephen D. Matts, a married man, as joint tenants with rights of survivorship by Warranty deed from Donald Alford and Wendy Alford, husband and wife of record in Instrument No. 20160620-0062378 Register's Office for Davidson County, Tennessee, dated June 14, 2016 and recorded on June 20, 2016.

The above-described property is neither the marital or primary residence of the grantor Stephen D. Matts.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **913 A Spain Avenue, Nashville, Tennessee 37216**.

Witness my hand this the 10TH day of SEPTEMBER, 2020.

Stephen D. Matts

STATE OF Virginia
COUNTY OF Norfolk

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

Witness my hand and official seal, this the 10 of September, 2020.

Ashley N Dolan
Notary Public
My Commission Expires: 03-31-2023
(SEAL)

Ashley N Dolan
Commonwealth of Virginia
Notary Public
Commission No. 7646032
My Commission Expires 3/31/2023

RETURN TO:

RUDY TITLE & ESCROW
2012 21ST AVE S.
NASHVILLE, TN 37073

Witness my hand this the 16th day of September, 2020.

Michael J. Matts

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Michael J. Matts**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th of September, 2020.

Megan Paulus
Notary Public
My Commission Expires: 3/7/23
(SEAL)

