THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:

Bell, McCann & McInteer,
8110 Isabella Lane, Ste 200
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 557360 DEEDQC
01/20/2021 10:45:04 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20210120-0008469

State of Tennessee
County of Davidson

The Actual Consideration or Value, whichever is greater for this transfer is $0.00.

Affiant

Address New Owner(s) as follows:

Craig Duffy
4006 University Ave
Old Hickory, TN 37138

Send Tax Bill to:
Owner

Map-Parcel Numbers:
063080S00200CO

RYLAN AASEBY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me, this the 2 day of December, 2020

Notary Public

My Commission Expires:
3/8/22

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **TYLER H. MATHEWS AND MEGAN A. MATHEWS, HUSBAND AND WIFE** HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND QUITCLAIM UNTO **CRAIG DUFFY AND HANNAH DUFFY, HUSBAND AND WIFE,** HEREINAFTER CALLED GRANTEE(S), HIS HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN **DAVIDSON COUNTY**, STATE OF **TENNESSEE**, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

See attached "Exhibit A".

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

Said property is commonly referred to as 4006 University Avenue, Old Hickory, TN 37138.

IN WITNESS WHEREOF, the undersigned has executed this instrument this

2 day of December, 2020.

By: Tyler H. Mathews

By: Megan A. Mathews

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Tyler H. Mathews and Megan A. Mathews**, the Grantors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 2 day of December, 2020.

RYLAN ASEBY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires: 3-8-22 Notary Public

Exhibit A

Land in Davidson County, Tennessee, being Unit No. B on the Plan of Homes at 4004 University Avenue, a Horizontal Property Regime with Private Elements of record in Revised Exhibit "A" in the First Amendment to the Declaration of Covenants, Conditions and Restrictions for Homes at 4004 University Avenue, A Horizontal Property Regime with Private Elements at Instrument No. 20201104-0129307, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. The said First Amendment revised the Plat of record in the Declaration of Covenants, Conditions and Restrictions for Homes at 4004 University Avenue, A Horizontal Property Regime with Private Elements at Instrument No. 20201029-0125982, said Register's Office.

Being a portion of the same property conveyed to Tyler H. Mathews and Megan A. Mathews, husband and wife, by Warranty Deed from Mack H. Fowler and Paula Fowler, husband and wife dated September 30, 2020, of record in Instrument Number 20201001-0113156, Register's Office for Davidson County, Tennessee.