Karen Johnson Davidson County
Batch# 576523 DEEDQC
02/24/2021 01:04:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20210224-0023059

THIS INSTRUMENT WAS PREPARED BY:

STEWART TITLE COMPANY
100 BLUEGRASS COMMONS BLVD. SUITE 115
HENDERSONVILLE, TN 37075

A TITLE SEARCH WAS NOT PERFORMED FOR THE PREPARATION OF THIS DOCUMENT. STATE THIS INSTRUMENT WAS PREPARED BY OF INFORMATION FURNISHED BY THE PARTIES.

STEVEN G. WATERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-28-2024

STATE OF **TENNESSEE**
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$-0-**.

Tammy Matthews
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 12th DAY OF February, 2021.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS:
TAMMY MATTHEWS AND FRANCIS FESSLER	SAME AS NEW OWNER	131124B00100CO
(NAME) 1025 A BATTERY LANE	(NAME)	
(STREET ADDRESS OR ROUTE NUMBER) NASHVILLE, TN 37220	(STREET ADDRESS)	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Tammy Matthews, a married woman,** "GRANTOR", by these presents, does hereby quitclaim and convey unto **Tammy Matthews and Francis Fessler, wife and husband,** hereinafter called "GRANTEES", their successors, heirs and assigns all of their rights, title and interests in and to a certain tract or parcel of land in **Davidson** County, State of **Tennessee**, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. A, on the plan of HOMES AT BATTERY COVE, a Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions of record in Instrument 20160804-0080828, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Tammy Matthews, a married woman, by Warranty Deed from Boulevard Building Group, LLC recorded on 2-22- 2021, in Instrument No. 20210222-0020681, Register's Office for Davidson County, Tennessee.

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

This is **improved** property known as **1025 A Battery Lane, Nashville, TN 37220.**

WITNESS our hands this 12th day of February, 2021.

Tammy Matthews
TAMMY MATTHEWS

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared Tammy Matthews, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged she executed the foregoing instrument for the purpose therein contained.

Witness my hand this 12th day of February, 2021.

Notary Public

STEVEN G. WATERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-28-2024

My Commission Expires: _____

True Copy Certification

I, Deborah Rand, 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 Tennessee
County of Sumner

Personally appeared before me, Brenda Shelby, a notary public for this county and state, Deborah Rand, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: _____

