Karen Johnson Davidson County
Batch# 622620 DEEDQC
04/26/2021 02:29:09 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20210426-0055382

THIS INSTRUMENT PREPARED BY:
Connie Chadwick
Chadwick & Tignor, P.C.
3029 Foust Drive
Spring Hill, Tennessee 37174

Address New Owner:	Send Tax Bills To:	Map/Parcel Numbers
Kathryn L. Dudley 1313 Chester Avenue Nashville, TN 37206	Kathryn L. Dudley 1313 Chester Avenue Nashville, TN 37206	072-14-2S-001.00-CO

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that I, **Matthew R. Dudley**, an unmarried person, pursuant to and in consideration of a divorce property settlement agreement, hereby convey, remise, release and forever quitclaim unto **Kathryn L. Dudley**, unmarried, my entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee and being all of Unit A as shown on Exhibit "B" on the Plan of 1315 Chester Avenue Homes of record in Instrument Number 20160712-0070996, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Matthew R. Dudley and Kathryn L. Dudley, husband and wife, by warranty deed from Harrington Homes, LLC, a Tennessee limited liability company, dated April 6, 2018, in Instrument No, 20180410-0033818, in the Register's Office, Davidson County, Tennessee.

Being part of the same property conveyed to Harrington Homes, LLC by Deed from Lone Oak LLC dated 10/14/2016 and filed for record in Instrument Number 20161017-0109425 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is subject to Restrictive Covenants and Easements of record in Instrument Number 20160712-0070996, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This property is improved property known as: 1313 Chester Avenue, Nashville, Tennessee 37206, but is not part of the legal description of the property herein and in the event of any discrepancy, the legal description shall control.

WITNESS my hand this 22nd day of April, 2021.

MATTHEW R. DUDLEY

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MATTHEW R. DUDLEY**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged to me that she executed the within instrument for the purpose therein contained.

WITNESS my hand and official seal on the 22nd day of April, 2021.

NOTARY PUBLIC

CONNIE CHADWICK
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
August 7, 2021
COUNTY OF WILLIAMSON

My Commission Expires: 8/7/2021

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $1.00.

Kathryn L. Dudley, Grantee Affiant

NOTARY PUBLIC
Commission Expires: 8/7/2021

CONNIE CHADWICK
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
August 7, 2021
COUNTY OF WILLIAMSON