THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills, Suite 130
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 680071 DEEDQC
07/20/2021 11:50:27 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20210720-0097126

STATE OF TENNESSEE)
COUNTY OF DAVIDSON

The actual consideration for this transfer is: $-0-.

Affiant

Subscribed and sworn to before me, this 19th day of July, 2021.

Notary Public

My Commission Expires:

ASHLEY SCHAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Nathan Matwijec and Alex Sloan 412 Van Buren St. Nashville, TN 37208	New Owner	097-02-0A-675.00 CO

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Nathan Matwijec, an unmarried man and Alex Sloan, an unmarried man** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Nathan Matwijec, an unmarried man and Alex Sloan, an unmarried man, as Joint Tenants with Rights of Survivorship** their heirs and assigns, all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 675 on the Final Plat of Villages of Riverwood, Section One, Phase 7, of record in Instrument No. 20170426-0040821, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2021 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

Being the same property conveyed to Nathan Matwijec, an unmarried man, and Alex Sloan, an unmarried man, by Warranty Deed from Sarah N. Taylor, of record in Instrument No. 20200220-0018722, in the Register's Office of Davidson County, Tennessee, dated February 14, 2020 and recorded on February 20, 2020.

This improved property known as: 1802 Riverbirch Lane, Hendersonville, TN 37076

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19th day July, of 2021.

Nathan Matwijec

Alex Sloan

STATE OF TENNESSEE)

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Nathan Matwijec and Alex Sloan the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 19th day of July, 2021.

Notary Public
My Commission Expires

ASHLEY SCHAD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024