This instrument prepared by: Derek L. Spratley, Attorney, 448 N. Cedar Bluff Ln. #356, Knoxville, Tennessee 37923
After Recording return to: Aspen Title and Escrow LLC, 9724 Kingston Pike, Ste. 208, Knoxville, Tennessee 37922

QUITCLAIM DEED

THIS INDENTURE, made this 22nd day of July, 2021, between

Karen Johnson Davidson County
Batch# 696328 **DEEDQC**
08/12/2021 01:05:38 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20210812-0108951

Matthew E. Andreatta

First Party,

Matthew E. Andreatta and wife, **Morgan E. Andreatta**

Second Party,

WITNESSETH: that said First Party, for and in consideration of the sum of TEN DOLLARS ($10.00) cash and other good and valuable consideration to them in hand paid by Second Party, the receipt and sufficiency of which is hereby acknowledged, have granted, bargained, quitclaimed and conveyed and do hereby grant bargain, quitclaim and convey unto said Second Party in the following described premises:

Land in Davidson County, Tennessee, being **Lot No. 52 on the Plan of Section Two, Elysian Meadows Addition** of record in Plat Book 2663, page 101, as amended in Instrument No. 20040113-0005375, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Matthew E. Andreatta, dated August 5, 2016, recorded in Instrument No. 20160808-0082008, in the Register's Office for Davidson County, Tennessee.

[redacted]

THE PREPARER OF THIS DEED MAKES NO REPRESENTATIONS AS TO THE STATUS OF THE TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN THAT IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

TOGETHER with the hereditaments and appurtenances thereto appertaining releasing all claims therein.

The said premises to the said Second Parties in fee simple forever.
In this instrument in every case the plural shall include the singular and vice-versa and each gender the others.

IN WITNESS WHEREOF, this instrument has been executed on the day and year first above written.

Matthew E. Andreatta

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me the undersigned authority a Notary Public in and for said county and in said state, the within named bargainor, Matthew E. Andreatta, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 22nd, day of July, 2021.

My Commission expires: 3-8-22

Jacqueline G Brown
Notary Public

Name and address of property owner and responsible taxpayer:

Matthew E. Andreatta and wife, Morgan E. Andreatta
4809 Merrell Lane
Nashville Tn 37211

JACQUELINE G BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

TAX CODE: 146-08-0-036.00

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is

$ 0.

Affiant

Subscribed and sworn to before me, this 22nd day of July, 2021.

My Commission expires: 3-8-22

Jacqueline G Brown
Notary Public

JACQUELINE G BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY