Karen Johnson Davidson County
Batch# 697686 DEEDQC
08/16/2021 09:48:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210816-0110081

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF AUGUST, 2021..

Megan Paulus
Notary Public

MY COMMISSION EXPIRES: 3-4-23
(AFFIX SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Y-RFC-21-512

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Paul T. Mattingly, a single man	**New Owner** Rudy Title Escrow	
(NAME)	(NAME)	**141-05-0A-080.00-CO**
512 Lyndeboro Court	~~2601 Internet Blvd. Ste 301~~	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	~~Frisco Tx 75034~~	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **LINDSEY F. MATTINGLY, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PAUL T. MATTINGLY, A SINGLE MAN** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 80 on the Plan of Final Plat of Avondale Park, Phase 1, Section 2 of record in Plat at Instrument No. 20081218-0121117, 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 Paul T. Mattingly and Lindsey F. Mattingly, husband and wife by Warranty deed from Sean J. Schorp, unmarried of record in Instrument No. 20160913-0096245 Register's Office for Davidson County, Tennessee, dated September 09, 2016 and recorded on September 13, 2016.

THE PURPOSE OF THIS CONVEYANCE IS TO DIVEST ANY AND ALL MARITAL INTERST FROM LINDSEY F. MATTINGLY PER FINAL DECREE OF DIVORCE OF RECORD IN DOCKET NO. 20D-1977 IN THE THIRD CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **512 Lyndeboro Court, Nashville, Tennessee 37221**.

Witness my/our hand(s) this the 13th day of August, 2021.

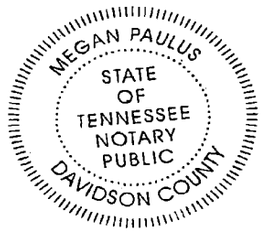
Lindsey F. Mattingly

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LINDSEY F. MATTINGLY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th of August, 2021.

Notary Public
My Commission Expires: 3/7/23
(SEAL)



RETURN TO:

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
615-383-2903

Tennessee Certification of Electronic Document

I, Trudy Milliken, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 8/13/21 (date of document)

Affiant Signature

8/13/2021
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 13th day of August, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY