Karen Johnson Davidson County
Batch# 700290 DEEDQC
08/18/2021 11:07:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20210818-0111707

This Instrument prepared by:

K. David Bradley, Jr., Esq., Tennessee Bar No. 12873
8845 Leatherwood Road, Salt Lick, Kentucky 40371

Return to: Fin Title, 345 Rouser Rd., Suite 401, Coraopolis, PA 15108
File No.: FIN-21012015

| Name and Address of New Owner: | Name and Address of Entity Responsible for Payment of Real Property Taxes | Tax Map Parcel No.: |
|---|---|---|
| Davida Treadway and Lynette Webster Mattox | **Davida Treadway and Lynette Webster Mattox** | 149 13 0 069.00 |
| 4759 Bowfield Drive | **4759 Bowfield Drive** | |
| Antioch, TN 37013 | **Antioch, TN 37013** | |

# QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, cash in hand paid, the receipt and legal sufficiency of which are hereby acknowledged, DAVIDA TREADWAY, unmarried, and LYNETTE WEBSTER MATTOX who acquired title as LYNETTE MARIE MATTOX, an unmarried woman, hereinafter referred to as "Grantor", does hereby convey, transfer, remise, release, relinquish and quitclaim unto DAVIDA TREADWAY, unmarried, and LYNETTE WEBSTER MATTOX, an unmarried woman, as joint tenants with rights of survivorship, hereinafter referred to as "Grantee", whose mailing address is: 4759 Bowfield Drive, Antioch, TN 37013-2902, his/her/their heirs and assigns forever, all of Grantor's right, title and interest in and to the following property being situated and located in the County of Davidson, State of Tennessee together with all improvements located thereon, and being more particularly described as follows, to wit:

Being Lot No. 61 on the Plan of Debra Heights, Section 3, of record in Book 4175, Page 6, Register's Office, Davidson County, Tennessee.

Said Lot No. 61 fronts 77 feet on the Southwesterly margin of Bowfield Drive and runs back 148.75 feet on the Northwesterly line and 149.13 feet on the Southeasterly line to a broken line, measuring 78.36 feet thereon.

Tax ID No.: 149 13 0 069.00

BEING the same property conveyed to Grantor herein by Deed recorded 05/17/2019 in Instrument No. 20190517-0046819, in the Office of the County Register of Deeds for Davidson County, Tennessee.

Statement required by T.C.A. 66-24-121: The foregoing legal description is the same as contained in the previous deed of record.

The above-described property is improved property having a street address of 4759 Bowfield Drive, Antioch, TN 37013-2902.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 6TH day of AUGUST, 2021.

DAVIDA TREADWAY

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that DAVIDA TREADWAY, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 6th day of August, 2021.

Tanya Stafford
Notary Public
My Commission expires: 2-14-2024

TANYA STAFFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 6th day of August, 2021.

Lynette Webster Mattox aka Lynette Marie Mattox

LYNETTE WEBSTER MATTOX who acquired title as LYNETTE MARIE MATTOX

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that LYNETTE WEBSTER MATTOX who acquired title as LYNETTE MARIE MATTOX, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 6th day of August, 2021.

Tanya Stafford
Notary Public
My Commission expires: 2-14-2024

TANYA STAFFORD STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

## VALUATION AFFIDAVIT

I/We, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 10.00.

DAVIDA TREADWAY

Lynette Webster Mattox
LYNETTE WEBSTER MATTOX

Subscribed and sworn to before me this 6th day of August, 2021.

Tanya Stafford
Notary Public
My Commission expires: 2-14-2024

TANYA STAFFORD STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

**EXHIBIT A**
Legal Description

The land hereinafter referred to is situated in the City of Antioch, County of Davidson, State of TN, and is described as follows:

Being Lot No. 61 on the Plan of Debra Heights, Section 3, of record in Book 4175, Page 6, Register's Office, Davidson County, Tennessee.

Said Lot No. 61 fronts 77 feet on the Southwesterly margin of Bowfield Drive and runs back 148.75 feet on the Northwesterly line and 149.13 feet on the Southeasterly line to a broken line, measuring 78.36 feet thereon.

Being all that certain property conveyed from Davida Treadway, unmarried, and Lynette Marie Mattox, an unmarried woman, (and is the parent of Davida Treadway), as to a life estate interest to Davida Treadway, unmarried, and Lynette Marie Mattox, an unmarried woman, as joint tenants with right of survivorship by the deed dated May 9, 2019 and recorded May 17, 2019 as Instrument Number 20190517-0046819 of official records.

APN: 149 13 0 069.00

Certificate of Authenticity

I, A Rebecca Lower, 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 7.21.21.

Date

Kellie Dejo

Affiant Signature

7-21-2021

Date

State of PA

County of Allegheny

Sworn to and subscribed before me this 21 day of July, 2021.

A Rebecca Lower

Notary's Signature

My Commission Expires: 02/12/2024

Date

Notary's Seal (if on paper)

Commonwealth of Pennsylvania
NOTARIAL SEAL
A Rebecca Lower, Notary Public
Allegheny County
My Commission Expires 02/12/2024