Karen Johnson Davidson County
Batch# 725992 DEEDQC
09/29/2021 08:24:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210929-0130464

This Instrument Prepared By and
When Recorded Please Return to:

John C. Bobbitt
101 Springhouse Ct., Suite 202
Hendersonville, TN 37075

QUITCLAIM DEED

Address of New Owner:	**Send Tax Bills To:**	**Map & Parcel:**
Gregory S. Matthews 9207 Sawyer Brown Rd. Unit O-8 Nashville, TN 37221	NEW OWNER	142 01 0A 102.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Lisa Doster, Executrix of the Estate of Charlsie Matthews** "the Grantor," conveys and quitclaims unto **Gregory S. Matthews** "the Grantees," the following described real estate in Davidson County, Tennessee:

> Unit No. O-8, together with the carport designated No. O-8-C in River Plantation, Section One, a Condominium, a Horizontal Property Regime, located on Highway 70 South, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantation, Section one, Condominium Apartments, recorded in Book 4460, page 59, of the Register's Office for Davidson County, Tennessee, and described in a Master Deed, recorded in Book 4562, page 474, of the Register's Office of Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners, and tenants of River Plantation, Section One, Condominium Apartments, contained in the Master Deed, and the By-Laws appended thereto, recorded in Book 4562, page 474, of the Register's Office for said County, are incorporated in this deed by reference and made part hereof the same as though copied herein.
>
> Being the same property conveyed to Charlsie Matthews by Minnie D. Stewart by Quitclaim Deed dated September 19, 1996, and recorded on June 4, 1997, in Book 10479, Page 913 in the Register's Office for Davidson County, Tennessee.
>
> Wherein Charlsie Matthews having died on December 21, 2020, and by her Last Will and Testament devised said property to her son, Gregory S. Matthews. Probate Case No. 21PR-11620 of record in the Chancery Court for Williamson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantees herein.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS

PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on the 27 day of September, 2021.

Lisa Doster, Executrix (SEAL)
Lisa Doster, Executrix of the Estate of Charlsie Matthews

STATE OF TENNESSEE)
)
COUNTY OF Wilson)

Personally appeared before me, a Notary Public in and for said State and County, Lisa Doster, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 27th day of September, 2021.

Notary Public
My commission expires: _____

Jonathan Paul Lucas, Esq. STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires October 6, 2024

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration or value whichever is greater, for this transfer is $ 0.00.

(Affiant)

Notary Public My commission expires: _____

Jonathan Paul Lucas, Esq. STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires October 6, 2024

202109290130464

Certificate of Authenticity

I, **Joshua A. Terry**, 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 9/27/2021.

Affiant Signature

9/27/2021
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 9/27/2021.

Notary's Signature

My Commission Expires:

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON