AFTER RECORDING RETURN TO:
Old Republic Title
530 S Main Street, Suite 1061
Akron, OH 44311
File No. 01-21125609

This document prepared by:
JOHN O. WINDSOR, ESQ.
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
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Karen Johnson Davidson County
Batch# 769336 DEEDQC
12/07/2021 12:57:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20211207-0162144

Parcel ID No.: 071 15 0 181.00

QUITCLAIM DEED

THIS DEED made and entered into on this 22 day of Nov, 2021, by and between **MATTHEW TODD RIDLEY and KATHARINE A. BURNETT, HUSBAND AND WIFE, WHO BOTH ACQUIRED TITLE AS UNMARRIED PEOPLE, AS TENANTS IN COMMON WITH THE RIGHTS OF SURVIVORSHIP,** a mailing address of 1337 Pennock Avenue, Nashville, TN 37207, hereinafter referred to as Grantor(s) and **MATTHEW TODD RIDLEY and KATHARINE A. BURNETT, HUSBAND AND WIFE, AS TENANTS IN COMMON WITH THE RIGHTS OF SURVIVORSHIP,** a mailing address of 1337 Pennock Avenue, Nashville, TN 37207, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE BEING LOT NOS. 239 AND 240 ON THE PLAN OF HIGHLAND LAND COMPANY'S SUBDIVISION OF RECORD IN PLAT BOOK 421, PAGE 15, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

Being the same property conveyed by Warranty Deed from Michael W. O'Neill to Matthew Todd Ridley, an unmarried man, and Katharine A. Burnett, an unmarried woman, as tenants in common with the rights of survivorship, dated 06/07/2016 and recorded 06/09/2016 under Document No. 20160609-0058370.

Property Address: 1337 PENNOCK AVENUE, NASHVILLE, TN 37207

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

X Matthew Todd Ridley
MATTHEW TODD RIDLEY

X KA A D
KATHARINE A. BURNETT

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, MATTHEW TODD RIDLEY and KATHARINE A. BURNETT, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in 1357 Kenneth Rd 37207 this 22 day of April, 2021.

Notary Public
My Commission expires: 9-6-2022

LOUIS NOSAKHARE OGIEMUDIA SR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Matthew Todd Ridley Katharine A. Burnett

Affiant

Print Name: Matthew Todd Ridley Katharine A. Burnett

STATE OF TN
COUNTY OF Davidson

Sworn to before me this 22 day of NOV, 2021.

LOUIS NOSAKHARE OGIEMUDIA SR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 9-6-2022

Name and address for person(s) responsible for taxes:

MATTHEW TODD RIDLEY and KATHARINE A. BURNETT
1337 PENNOCK AVENUE
NASHVILLE, TN 37207

Name and address of property owner:

MATTHEW TODD RIDLEY and KATHARINE A. BURNETT
1337 PENNOCK AVENUE
NASHVILLE, TN 37207

EXHIBIT A

SITUATED IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE BEING LOT NOS. 239 AND 240 ON THE PLAN OF HIGHLAND LAND COMPANY'S SUBDIVISION OF RECORD IN PLAT BOOK 421, PAGE 15, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

TAX ID NO:071 15 0 181.00

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED
GRANTOR: MICHAEL W. O'NEILL
GRANTEE: MATTHEW TODD RIDLEY, AN UNMARRIED MAN, AND KATHARINE A. BURNETT, AN UNMARRIED WOMAN, AS TENANTS IN COMMON WITH THE RIGHTS OF SURVIVORSHIP
DATED: 06/07/2016
RECORDED: 06/09/2016
DOC#/BOOK-PAGE: 20160609-0058370 / NA

ADDRESS: 1337 PENNOCK AVENUE, NASHVILLE, TN 37207-5123

END OF SCHEDULE A

Tennessee Certification of Electronic Document

I, Melissa Killcrece, 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 11-22-21 (date of document).

Melissa Killcrece
Affiant Signature

11-23-21
Date

State of PENNSYLVANIA

County of ALLEGHENY

Sworn to and subscribed before me this 23 day of Nov, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 09-21-2024

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
ELAINE HUTSLER - Notary Public
Beaver County
My Commission Expires September 21, 2024
Commission Number 1382083