QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 779831 DEEDQC
12/28/2021 11:33:55 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20211228-0170409

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ZERO DOLLARS AND ZERO CENTS ($0.00)

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 23 DAY OF DECEMBER, 2021

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

SETH N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY

This Instrument Prepared By:
Seth N. Cline, Collins Legal, PLC
414 Union Street, Suite 1110, Nashville, Tennessee 37219

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES. NO INDEPENDENT TITLE EXAM WAS PERFORMED NOR TITLE OPINION RENDERED.

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
Carly Mathews (NAME)	**NEW OWNER** (NAME)	**072-03-0-384.00**
1111 Howard Avenue Nashville, TN 37216 (ADDRESS)	(ADDRESS)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 23 day of December, 2021, the undersigned, **SPENCER ARROYO, A SINGLE MAN, AS TENANT IN COMMON WITH ½ UNDIVIDED INTEREST, and CARLY MATHEWS, A SINGLE WOMAN, AS TENANT IN COMMON WITH ½ UNDIVIDED INTEREST** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and quitclaim to **CARLY MATHEWS, A SINGLE WOMAN,** hereinafter called the Grantee, and Grantee's successors and assigns, all of **SPENCER ARROYO'S ½ UNDIVIDED INTEREST AS TENANT IN COMMON** to the right, title, and interest in the reference Property below thereby leaving **CARLY MATHEWS** as the sole possessor of right, title, and, interest to the following described real estate located in **DAVIDSON** County, **TENNESSEE,** and having an address more commonly known as **1111 HOWARD AVENUE, NASHVILLE, TENNESSEE 37216,** which is more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 2, on the Plan of First Revision of H. G. Hill lots 3 and 4 of the Resubdivision of Lots 172 through 175, 178, 179, Ingle wood Place, Plat Book 9700, Page 272, of record in Instrument No. 20020430-0052831, 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 Carly Mathews and Spencer Arroyo, wife and husband, by Warranty Deed from Charles Adcock and Alyse Adcock, husband and wife, dated the 7th day of August, 2020, and filed on the 10th day of June, 2020, of record as Instrument Number 20200810-0088754, in the Register's Office for Davidson County, Tennessee.

NOTE: The previous Warranty Deed incorrectly denoted Carly Mathews and Spencer Arroyo as wife and husband, however, these individuals have never been married in accordance with the requirements of Tennessee state law.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.

3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, this instrument has been executed this 23 day of December, 2021.

GRANTOR: SPENCER ARROYO

GRANTOR: CARLY MATHEWS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **SPENCER ARROYO,** with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 23 day of December, 2021.

Notary Public

My Commission Expires

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **CARLY MATHEWS,** with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 23 day of December, 2021.

Notary Public

My Commission Expires

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY