QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 787802 **DEEDQC**
01/11/2022 03:28:47 PM 4 pgs
Fees: $22.00 Taxes: $0.00

20220111-0003730

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 27 DAY OF December, 2021

Notary Public

COMMISSION EXPIRES: November 20, 2022
(AFFIX SEAL)

JAMES CHANDLER THOMPSON NOTARY PUBLIC STATE OF TENNESSEE EXP. NOV. 20, 2022 WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Foundation Title & Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NO(S).
JCD Partners	JCD Partners	133 02 0 308.00
(Name) 179 Antioch Pike Nashville, TN 37203	179 Antioch Pike Nashville, TN 37203	
(Address)		

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned, Jacob Houston Matthews, unmarried, and Valarie Matthews, unmarried, and Diana Botes, married, hereinafter referred to as Grantor(s), hereby quitclaim to JCD Partners, a Tennessee Partnership consisting of Jacob Matthews, Diana Botes and Cameron Botes, its heirs, successors and assigns forever, all of their right, title and interest in the following described real estate, situated in Davidson County, State of Tennessee, to wit

Land lying in Nashville, Davidson County, Tennessee, being the property conveyed to Corey L. Martinez, as evidenced by Instrument Number 20140630-0057264, Register's Office of Davidson County, Tennessee, same being part of Lot No. 30 on the Plan of Minchey Petway's Property, of record in Minute Book "I", Page 442 of the Chancery Court of Nashville, Davidson County, Tennessee, and being more particularly described according to a Boundary Survey by Civil and Environmental Consultants, Inc., Michael K. Story, Tennessee Registered Land Surveyor number 1989, on June 28", 2021 as follows:

Beginning at an iron rod (set) with CEC, INC cap, in the southerly right-of-way line of Antioch Pike, same being the northeasterly corner of the herein described; thence with the westerly line of the Dewayne Pigg and wife, Nancy Pigg property, Instrument Number 20051209-0148480, South 06 degrees 09 minutes 01 seconds West 514.67 feet to a 1/2" iron rod (found) at the northwesterly corner of John R. Brown and wife, Imogene S. Brown, of record in Deed Book 4631, Page 754, same being the northeasterly corner of Jorge Alberto Castillo and Rosalia Salvador, Instrument Number 20020719-0087172; thence with the northerly line of Castillo/Salvador, North 82 degrees

28 minutes 24 seconds West 106.50 feet to an iron rod (set) with CEC, INC cap in the easterly line of Ronnie Whitfield, of record in Deed Book 10537, Page 156; thence with the easterly line of Whitfield and continuing with the easterly line of Jonathan T. Yeaworth and wife, Judith W. Yeaworth, Instrument Number 20040203-0012911, North 06 degrees 09 minutes 01 seconds East 508.72 feet to the said southerly right-of-way line of Antioch Pike and an iron rod (set) with CEC, INC cap; thence with the southerly right-of-way line of Antioch Pike, South 85 degrees 40 minutes 35 seconds East 106.53 feet to the point of beginning,

For informational purposes only: prior deed references subject property to contain 1.251 acres, more or less.

Being the same property conveyed to Corey L. Martinez, by Quitclaim Deed from Corey L. Martinez and Rachelle Martinez, husband and wife, of record in Instrument No. 20140630-0057264, in the Register's Office of Davidson County, Tennessee, dated June 06, 2014 and recorded on June 30,
2014.

Being the same property conveyed to Corey L. Martinez and Rachelle Martinez, husband and wife, by Warranty Deed from Martha B. Ponder, married, and Marianna Sturdivant, married, of record in Instrument No. 20101008-0080849, in the Register's Office of Davidson County, Tennessee, dated September 28, 2010 and recorded on October 08, 2010.

Being the same property further conveyed to Jacob Houston Matthews, unmarried, and Valarie Matthews, unmarried, and Diana Botes, married by Warranty Deed from Corey L. Martinez, unmarried, dated July 2, 2021, and recorded July 16, 2021, as Instrument No. 20210716-0096011, in the Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, the said Jacob Houston Matthews, Valarie Matthews and Diana Botes have hereunto set their signature, on this, the 11 day of January, ~~2021.~~ 2022 PA

Jacob Houston Matthews

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Jacob Houston Matthews, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11 day of January, ~~2021.~~ 2022 PA

Notary Public Parroush Ahmed

My Commission Expires: 03/05/2025

PARROUSH AHMED
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Valarie Matthews

Valarie Matthews

STATE OF TENNESSEE
COUNTY OF Williamson

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

Witness my hand and official seal, this the 27TH day of December, 2021.

James Chandler Thompson

Notary Public

My Commission Expires: November 20, 2022

JAMES CHANDLER THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
EXP. NOV. 20, 2022
WILLIAMSON COUNTY

Diana Botes

STATE OF NORTH CAROLINA

COUNTY OF Mecklenburg

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

Witness my hand and official seal, this the 29th day of December, 2021.

Notary Public

My Commission Expires: October 14 2026

OWEN PROTHERO
NOTARY
My
Commission Expires
October 14 2026
PUBLIC
MECKLENBURG COUNTY, NC