THIS INSTRUMENT PREPARED BY:
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067
(615)599-9959

Karen Johnson Davidson County
Batch# 808052 DEEDQC
02/18/2022 08:45:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220218-0018901

STATE OF Tennessee
COUNTY OF Williamson

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

Affiant

SUBSCRIBED AND SWORN to before me, this the 31 day of January, 2022.

Notary Public
My Commission Expires: 11-5-2024

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Matthan Minster 1321 Coreland Drive Madison, TN 37115	New Owner	05112004500

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of no dollars and no cents, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Catherine Moore** ("Grantor"), has bargained and sold, and by these presents does hereby Quitclaim and convey unto **Matthan Minster** (Grantee"), his heirs and assigns, all of her right, title and interest in and to that certain real property in **Davidson County**, Tennessee, together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

Land in the 11th, formerly the 19th, Civil District of Davidson County, Tennessee, being part of Lot 3 on the Plan of the Lands of N.O. Love, deceased, as of record in Minute Book 7, page 176, County Clerk for said County, described according to a survey made by H. Gee, Surveyor, May 17, 1958, as follows:

Beginning on the northerly margin of Coreland Drive, at a point 241 feet east of the southeast corner of the property conveyed to Melvin Lester Arnold and wife, by Deed from W.A. Core and wife, as of record in Book 2859, page 447, Register's Office for said County; thence with the northerly margin of said Drive, South 74 degrees 32 minutes East 120 feet; thence northwardly and parallel with the easterly line of said Arnold property, 160 feet, more or less, to the southerly line of the plan of Morningside Heights, Sec. 1, in Book 1130, page 76, Register's Office for said County; thence with said line, North 74 degrees 32 minutes West 120 feet to a point 241 feet east of the northeast corner of said Arnold Property; thence southwardly 160 feet, more or less, to the beginning.

Being the same property conveyed to Matthan Minster, an unmarried man and Catherine Moore,

an unmarried woman, as tenants in common with right of survivorship by Warranty Deed from Dwayne L. Bell and Beverly W. Bell, husband and wife, of record in Instrument No. 20180301-0019275, Register's Office for Davidson County, Tennessee, dated February 27, 2018 and recorded on March 1, 2018.

All information has been supplied by the parties involved. No title search has been performed and preparer takes no liability as to the accuracy of the information contained herein.

This is improved property known as 1321 Coreland Drive, Madison, TN 37115.

IN WITNESS WHEREOF, Grantor(s) have executed this instrument as of the 31 day of January, 2022.

GRANTOR(S):

Catherine Moore

STATE OF California
COUNTY OF Los Angeles

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Catherine Moore, the within named bargainor, with whom I am personally acquainted (or proved to my 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 31 day of January, 2022.

Notary Public

My Commission Expires: 01/20/2023

GABRIEL KIM
Notary Public - California
Los Angeles County
Commission # 2275604
My Comm. Expires Jan 20, 2023

CERTIFICATE OF AUTHENTICITY

I, Lori Patterson, do hereby make oath that I am a licensed attorney and/or 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 1-31, 2022.

Affiant
Date: February 8, 2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 8 day of February 2022.

Notary Public

My Commission Expires: 5.14.25

CATHERINE FRANCO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY