Karen Johnson Davidson County
Batch# 823474 DEEDQC
03/17/2022 08:30:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220317-0030936

QUITCLAIM DEED	STATE OF TENNESSEE} COUNTY OF DAVIDSON} The actual consideration or value, whichever is greater for this transfer is $0.00. Kimberly M. Matocky Affiant Subscribed and sworn to before me This 3 day of March 2022. Marcus Messer Notary Public MARCUS MESSER NOTARY PUBLIC STATE OF WISCONSIN My Commission Expires: 12/27/2025

Address New Owners as:	Tax Bill To:	Map / Parcel
Shirley Herrman, Jennifer Gann, Robert Herrman, and Amanda Smith 4291 Pecan Valley Road, Nashville, TN 37218-4210.	[New Owner]	07206032500

This instrument prepared by: Notestine Law Firm, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. Prepared from information furnished by the parties hereto without the benefit of a title examination.

For and in consideration of the sum of Zero Dollars and Zero Cents ($0.00) cash in hand paid, know all persons by these presents **Kimberly Matocky, Karen Brody, and Jean Gura** (hereinafter referred to as "Grantors") do hereby quitclaim, and convey unto **Shirley Herrman, Jennifer Gann, Robert Herrman, and Amanda Smith** (hereinafter referred to as the "Grantees") all of their interest, thus making the Grantees the sole owners in the following land lying and being in Davidson County, Tennessee, and being bounded and described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 14 of the plan of Dr. E. T. Brown's Subdivision of Lots 21 to 26, Brownsville Addition as of record in Book 332, page 91, Register's Office for said County.
>
> Said Lot No. 14 fronts 50 feet on the southerly side of Straightway Avenue and runs back between parallel lines 175 feet to an alley.
>
> Being the same Property conveyed to Robert Hermann and Janet Marty by deed from Robert Musgraves Sutton and wife Clara Sutton of record in Book 5610, Page 10, in the Register's office for said County.

Janet R. Marty passed away unexpectedly on June 18, 2016 at the age of 61. She died without a will. As the Property was not mentioned specifically in a Will, the Property passes outside the estate similar to the laws of intestacy to the nearest heirs-at-law as seen in Tenn. Code. Ann §31-2-103. At the time of her passing, Janet R. Marty had only three heirs at law, her sisters - Kimberly Matocky, Karen Brody, and Jean Gura.

Therefore all heirs at law received a one-third (⅓) share of Janet R. Marty's one-half (½) property interest. This has been detailed further in the Affidavit of Heirship, Instrument No #20210602-0073436, filed in the Davidson County Register of Deeds on June 2, 2021.

Upon the signing of this deed, the Grantees will become the sole owners of this improved property commonly known 1524 Straightway Avenue, Nashville, Tennessee 37206.

IN WITNESS WHEREOF, the Grantors have caused this Quitclaim Deed to be executed this 4 day of March 2022.



ROBIN SONDERMAN
Notary Public, STATE OF OHIO
My Commission Expires
MAR. 15, 2022

Kimberly M. Matocky
KIMBERLY MATOCKY

Karen Brody
KAREN BRODY

Jean Gura
JEAN GURA

STATE OF WISCONSIN
COUNTY OF OZAUKEE)

Before me, the undersigned of the state and county mentioned, personally appeared **Kimberly Matocky**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at THIENSVILLE (city), WISCONSIN (state), this 3 day of MARCH 2022.

Marcus Messer
Notary Public

My Commission Expires: 12/27/2025

MARCUS MESSER
NOTARY PUBLIC
STATE OF WISCONSIN

STATE OF Ohio }
COUNTY OF Cuyahoga }

Before me, the undersigned of the state and county mentioned, personally appeared **Karen Brody**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Brecksville (city), Ohio (state), this 4th day of MARCH 2022.

Robin Sonderman
Notary Public

My Commission Expires: Mar 15th 2022

NOTARIAL SEAL STATE OF OHIO

ROBIN SONDERMAN
Notary Public, STATE OF OHIO
My Commission Expires
MAR. 15, 2022

STATE OF Ohio }
COUNTY OF Cuyahoga }

Before me, the undersigned of the state and county mentioned, personally appeared **Jean Gura**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Brecksville (city), Ohio (state), this 4th day of MARCH 2022.

Robin Sonderman
Notary Public

My Commission Expires: MAR. 15th 2022

NOTARIAL SEAL STATE OF OHIO

ROBIN SONDERMAN
Notary Public, STATE OF OHIO
My Commission Expires
MAR. 15, 2022

Certificate of Authenticity

I, Trent North Nolestine, do herby 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 March 4, 2022.

AFFIANT SIGNATURE 03/09/2022 Date

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Sworn and subscribed to me on this 9th day of March, 2022.

NOTARY'S SIGNATURE

My Commission Expires: 11/03/25

Notary's Seal:

SARAH E. JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY