Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Matthew James Garrett and Ashley Marie Garrett 6428 Holly Trace Court Nashville, TN 37221	**114-07-0A-050.00CO**	**SAME**

Karen Johnson Davidson County
Batch# 824534 DEEDQC
03/18/2022 08:06:18 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220318-0031448

This instrument prepared by: Carter Shelton Jones, PLC
2021 Richard Jones Road, Suite 240, Nashville, TN 37215

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **Matthew J. Garrett** (the "Grantor"), by these presents hereby transfers, assigns, and quitclaims to **Matthew James Garrett and Ashley Marie Garrett, husband and wife** (the "Grantees"), Grantees' successors and assigns, all of Grantor's right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described on EXHIBIT A attached hereto and incorporated hereby by reference (the "Property").

This is improved property known as **2100 Traemoor Village Court, Nashville, TN 37209**.

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of this transfer is $-00-.

Affiant

Subscribed and sworn to before me this 9th day of March, 2022.

LUCY RALPH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 07, 2025

Lucy Ralph
Notary Public
My Commission Expires: 7/7/25

Grantors and Grantees acknowledge that this Quitclaim Deed was prepared from information in prior deeds; that no request was made that Brian S. Shelton or Carter Shelton Jones, PLC perform a title examination; and that neither Brian S. Shelton nor Carter Shelton Jones, PLC shall have any liability for the status of the title to the property or for the accuracy of such information.

Matthew J. Garrett and Matthew James Garrett being one and the same person.

IN WITNESS WHEREOF, the Grantors have executed this Quitclaim Deed this 9th day of March, 2022.

MATTHEW J. GARRETT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Matthew J. Garrett,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 9 day of March, 2022.

Notary Public

My Commission Expires:
7/7/25

LUCY RALPH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 07, 2025

EXHIBIT A

(Legal Description of the Property)

Land in Davidson County, Tennessee, being Unit No. 50 on the Plan of Townhomes of Traemoor Village, a Horizontal Property Regime with Private Elements, as shown of record as Exhibit "A-1" of the Amended and Restated Declaration of Covenants, Conditions and Restrictions for the Townhomes of Traemoor Village, a Horizontal Property Regime with Private Elements, recorded as Instrument No. 20080318-0027145 and Amendment to Amended and Restated Declaration of Covenants, Conditions and Restrictions for the Townhomes of Traemoor Village recorded as Instrument No. 20080808-0081934, both in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Matthew J. Garrett from Matthew N. Radman, unmarried, by warranty deed filed for record on July 16, 2015, Instrument Number 20150716-0069545, Register's Office for Davidson County, Tennessee.