QUITCLAIM DEED

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 THE 8 DAY OF July, 2022.

Notary Public

MY COMMISSION EXPIRES: 7/7/24
(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-07-2024

W-AFCU-22-309

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Sarah Matlock, an unmarried woman	**NEW OWNER**	
(NAME) **309 Amberwine,**	(NAME)	**165-13-0A-108.00CO**
(ADDRESS) **Antioch, TN 37013**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **FRANK L. MATLOCK, A MARRIED MAN,** hereinafter called the Grantor(s), ~~has/have bargained and sold, and by these presents do/does transfer and convey unto~~ **SARAH MATLOCK, AN UNMARRIED WOMAN** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 480 on the Plan of Peppertree Forest, Section 9, of record in Plat Book 7900, Page 760, 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 Sarah Matlock, an unmarried woman and Frank L. Matlock, a married man by Warranty Deed from Vanessa B. Obando n/k/a Vanessa Stewart, married of record in Instrument No. 20171004-0102021 Register's Office for Davidson County, Tennessee, dated September 28, 2017 and recorded on October 04, 2017.

The herein described property is not now nor ever has been the principal place of residence of the grantor herein.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **309 Amberwine Court, Antioch, Tennessee 37013**.

*BY THESE PRESENTS DO/DOES HEREBY CONVEY, ASSIGN, AND QUITCLAIM UNTO

**ALL GRANTOR(S) RIGHT, TITLE AND INTEREST IN AND TO

Karen Johnson Davidson County
Batch# 893591 **DEEDQC**
07/25/2022 03:07:01 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20220725-0084907

Witness my/our hand(s) this the 5 day of July, 2022

Frank L. Matlock

STATE OF Oklahoma
COUNTY OF Canadian

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

Witness my hand and official seal, this the 5 of July, 2022.

Notary Public
My Commission Expires: Aug 2nd 23
(SEAL)

KATE JONES
NOTARY
11006981
EXP. 08/02/23
PUBLIC
STATE OF OKLAHOMA

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212