Karen Johnson Davidson County
Batch# 906772 DEEDQC
08/23/2022 02:01:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220823-0095246

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, TN 37203

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 17th day of August, 2022.

Notary Public
My Commission Expires July 7, 2025

LUCY M. GRIMES
TENNESSEE NOTARY PUBLIC
My Comm Exp. July 7, 2025
COUNTY OF DAVIDSON

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(
The Big Horn Drive Trust Dated August 11, 2020 PO Box 121859 Nashville, TN 37212	New Owner	065 13 0C 001.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, that **Matthew Neal Stell, unmarried,** ("Grantor") does hereby quitclaim and convey unto **The Big Horn Drive Trust, dated August 11, 2020,** ("Grantee"), its successors and assigns, any and all interest Grantor may have in that certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Land in Davidson County, Tennessee, being Unit A of Homes at 4869 Big Horn Drive, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes at 4869 Big Horn Drive, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20190710-0066987, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at 4869 Big Horn Drive, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20190710-0066987, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being part of the same property conveyed to Matthew Neal Stell, unmarried, by Warranty Deed from Erik Elrod, unmarried, and Steven Arnold, married, of record in Instrument No. 20200904-0101437, in the Register's Office of Davidson County, Tennessee, dated September 4, 2020 and recorded on September 4, 2020.

This is unimproved property located at: **4871 Big Horn Drive Old Hickory, TN 37138**

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17 day of August, 2022.

GRANTOR:

Matthew Neal Stell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Matthew Neal Stell**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), executed the foregoing instrument for the purposes therein.

Date: 8/17/22

Notary Public
My Commission Expires: July 7, 2025



Certificate of Authenticity

I, Tori Cole, do hereby make oath that I am 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 August 23, 2022.

Tori Cole

Affiant Signature

Date: 8/23/22

State of Tennessee

County of Davidson

Sworn to and subscribed before me this August 23, 2022.

Rachel Marie Collins

Notary's Signature

My Commission Expires: 3-10-2024

Notary's Seal

