Karen Johnson Davidson County
Batch# 919584 DEEDQC
09/21/2022 10:44:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220921-0104942

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of Zero Dollars and no/100 ($0.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Frederick L. Matchem** ("Grantor"), hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Frederick L. Matchem and Demetrius Matchen, as joint tenants with rights of survivorship,** (Grantee), all of his/her/their/its rights, title, and interests in the following described real property, to wit:

LAND in Davidson County, Tennessee, being Lot No. 374 on the plan of Section Six Priest Lake Park, of record in Book 5050,Page 21 and 22, Register's Office for said County.

SAID lot No. 374 fronts 45.50 feet on the easterly margin of Stonewood Court and extends back 312.06 feet on the northerly line and 234.58 feet on the broken southerly line to a broken line in the rear, measures 229.10 feet thereon.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

Being the same property conveyed to the Grantor by virtue of that certain Warranty Deed dated 9/16/2022 **, and being of record at Instrument No.** 20220921-0104806. **Being the same property previously conveyed to Mebenin Awipi and spouse Georgina M. Awipi, by virtue of that certain Warranty Deed dated December 18, 1992, and being of record at Book 8822, Page 354 in the Register's Office of Davidson County, Tennessee. Mebenin Awipi having since deceased on or about February 4, 2022 leaving Georgina M. Awipi as the remaining tenant.**

IN TESTIMONY WHEREOF I/we have executed this instrument the 20 day of **September, 2022.**

Frederick L. Matchem
Frederick L. Matchem

STATE OF TENNESSEE
COUNTY OF Montgomery

Personally appeared before me, a Notary Public in and for said state and county, **Frederick L. Matchem**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 20th day of **September, 2022.**

Robert K. Bruce
NOTARY PUBLIC

ROBERT K. BRUCE
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

MY COMMISSION EXPIRES: 7/12/2023

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00.**

Jeffrey D. Kelley
AFFIANT

SUBSCRIBED AND SWORN before me this the 21 day of **September, 2022.**

Cari Allen
NOTARY PUBLIC

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

MY COMMISSION EXPIRES: 1-6-25

PROPERTY ADDRESS:	**3605 Stonewood Ct.,Nashville, TN 37217**
TAX PARCEL NO.:	**13611003200**
PROPERTY OWNER:	**Frederick Matchem and Demetrius Matchen**
OWNER'S ADDRESS:	3605 Stonewood ct. Nashville, TN 37217
MAIL TAX BILLS TO:	3605 Stonewood ct Nashville, TN 37217

Certificate of Authenticity

I, Holly A. Mason, do hereby 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 September 20, 2022.

Holly A

Affiant Signature

9/20/22

Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 20 day of September, 2022.

Cari Allen

Notary's Signature (Notary Seal)

My Commission Expires: 1-6-25

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY