Karen Johnson Davidson County
Batch# 940290 DEEDQC
11/10/2022 03:07:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20221110-0120751

Instrument prepared by:
MICHAEL K. WALKER
Attorney at Law
341 Harrison Street
Nashville, Tennessee 37219

QUIT CLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
MATTHEW VAN HORN 413 A 35TH AVE N. NASHVILLE, TN 37209	PHH 1 MORTGAGE WAY MT. LAUREL, NJ 08054	092-09-3O-001.00

KNOW ALL MEN BY THESE PRESENTS:

That LIVIA VAN HORN, Grantor, for the express purpose of making a reconveyance as part of a Marital Dissolution Agreement in a divorce action filed in the Circuit Court for Davidson County, Tennessee, between MATTHEW GREGORY VAN HORN, Plaintiff (being one and the same as MATTHEW VAN HORN) and LIVIA VAN HORN, Defendant, does hereby demise, release, and forever quitclaim unto the said MATTHEW VAN HORN, his heirs successors and assigns, all of her title, interest, and estate, legal and equitable, in and to a tract or parcel of land located in Davidson County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot A of Homes at 413 35th Avenue North, a Horizontal Property Regime with Private Elements located in Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants and Restrictions for Homes at 413 35th Avenue North, a Horizontal Property Regime with Private Elements of record as Instrument No. 20191025-0109771, 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 413 35th Avenue North, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20191025-01097771, and Bylaws appended thereto as Exhibit "C", said Register's Office, are Incorporated herby 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 American Homes LLC, a Tennessee limited liability company, by Warranty Deed from Mary M. McKissack and Luvenia O. Brown and Carol E. Wilson and Rosie E. Brown and Pearline Juanita Everett and Clayton S. Brown, Jr. and Clara Bernice Brown and Walter Richard Brown and Anthony Eugene Brown and Morris D. Brown, Jr. and Kena Brown, Heirs of the Estate of Clara Brown, of record in Instrument No. 20190816-0082463, in the Register's Office of Davidson County, Tennessee, dated August 16, 2019 and recorded on August 16, 2019. Also, see Scriveners Affidavit of record in Instrument No. 20190913-0093116. Register's Office said County.

Being the same property conveyed to Mathew Van Horn and Livia Van Horn, husband and wife, by Warranty Deed from American Homes, LLC, a Tennessee Limited Liability Company, dated November 5, 2020, and filed for record at

Instrument No. 20201110-0132616, said Register's Office.

This conveyance is made subject to all easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved property, known as 413 A 35th Avenue N., Nashville, TN 37209

THIS IS THE SAME DESCRIPTION AS IN THE PREVIOUS DEEDS OF RECORD.

The said MATTHEW VAN HORN hereby agrees to pay and agrees to hold LIVIA VAN HORN harmless from a Deed of Trust in favor of Acopia, LLC, said note bearing an original unpaid principal balance of $420,000.00 as evidenced by a Deed of Trust of record filed in Instrument No. 20201110-0132617, recorded on November 10, 2020, in the Register's Office for Davidson County, Tennessee.

The actual consideration on this transfer is $0. Exempt pursuant to T.C.A. 67-4-409(3).

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public, in and for said County and State, the within named LIVIA VAN HORN, the Grantor, with whom I am personally acquainted, who acknowledged to me that she executed the within instrument for the purposes therein contained.

LIVIA VAN HORN
Grantor

Sworn to and subscribed before me
this 7th day of December, 2021.

NOTARY PUBLIC

My Commission expires: 09-05-2025

KATRINA ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public, in and for said County and State, the within named MATTHEW VAN HORN, the Grantee, with whom I am personally acquainted, who acknowledged to me that he executed the within instrument for the purposes therein contained.

KATRINA ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MATTHEW VAN HORN
Affiant/Grantee

Sworn to and subscribed before me
this 7th day of December, 2021.

NOTARY PUBLIC

My Commission expires: 09-05-2025

This instrument prepared from information provided by the parties involved.

$3.00 E-RECORDING PAGE FEE

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour do hereby make oath that I am a licensed attorney and/or 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 11-10-2022.

Tracey Trumphour
Affiant
Date: 11-10-2022

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 10 day of November, 2022

Liz Davis
Notary Public

My Commission Expires: 3-8-2025

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY