Karen Johnson Davidson County
Batch# 942291 DEEDQC
11/17/2022 11:52:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20221117-0122391

THIS INSTRUMENT PREPARED BY: **Elizabeth Ryder Sykes, Esq., 320 Seven Springs Way, Suite 110, Brentwood, TN 37027; (615) 810-8777**

THIS DEED HAS BEEN PREPARED BASED UPON INFORMATION SUPPLIED BY THE PARTIES AND NO INDEPENDENT TITLE SEARCH HAS BEEN CONDUCTED.

ADDRESS NEW OWNER:	**SEND TAX BILLS TO:**	**MAP & PARCEL NOS.:**
Linda Ann Mattson, Trustee of The Linda Ann Mattson Revocable Living Trust	Same	083 05 0 407.00
1418 Stratton Avenue		
Nashville, TN 37206		

QUITCLAIM DEED

FOR NO MONETARY CONSIDERATION, but for the express purpose of making a reconveyance I, **LINDA ANN MATTSON**, do hereby convey to **LINDA ANN MATTSON, Trustee of THE LINDA ANN MATTSON REVOCABLE LIVING TRUST dated November 8, 2022**, all of my right, title and interest in the following described tract or parcel of land located in Davidson County, Tennessee, and described as follows, to wit:

BEING the west half of Lot No. 6 in the Subdivision of the C.F. Ordway Home Place, a plan of which is of record in Book 57, page 88, Register's Office for Davidson County, Tennessee.

SAID west half of Lot No. 6 fronts 50.0 feet on the southerly side of Stratton Avenue and runs back between parallel lines 233.0 feet to an alley.

Being the same property conveyed to LINDA ANN MATTSON, by Warranty Deed dated May 12, 2001, of Record in Instrument No. 20010523-0053816, Register's Office for Davidson County, Tennessee.

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

This is improved property known as 1418 Stratton Avenue, Nashville, TN 37206.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 8th day of November, 2022.

LINDA ANN MATTSON

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LINDA ANN MATTSON**, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office in Brentwood, Tennessee, on this the 8th day of November, 2022.

Notary Public

My commission expires:

ELIZABETH RYDER SYKES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 10-02-2023

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value of this transfer is $ - 0 - .

Affiant

Sworn to and subscribed before me this
8th day of November, 2022.

Notary Public

My commission expires:

ELIZABETH RYDER SYKES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 10-02-2023

CERTIFICATE OF AUTHENTICITY

I, Elizabeth Ryder Sykes, do hereby make oath that I am a licensed attorney and/or the custodian or 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 November 8, 2022.

November 17, 2022
Date

Elizabeth Ryder Sykes
Elizabeth Ryder Sykes

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 17th day of November, 2022.

Linda J. Williams
Notary Public

LINDA J WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

My commission expires:

March 3, 2026