This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-11694-RR (DJ)

Karen Johnson Davidson County
Batch# 949560 DEEDQC
12/08/2022 11:43:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20221208-0127973

This instrument was prepared from information supplied by the parties. Midtown Title, LLC has not conducted a title examination, survey, or settlement, and shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

STATE OF KENTUCKY
COUNTY OF Fayette

The actual consideration or value, whichever is greater, for this transfer is $0.00

Michael Masterson Tambra Masterson
Affiant

Subscribed and sworn to before me, this the 6th day of December, 2022.

Notary Public
My Commission Expires: Sept 29th 2026

Joseph Stuart Blackey
Notary ID: KYNP59738
Fayette County, Kentucky
Exp: September 29, 2026

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Michael Masterson and Tambra Masterson 401 Meadow Valley Rd Lexington KY 40511	New Owner	096-06-0-054.00

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, we, **Michael Masterson and Tambra Masterson, husband and wife** ("Grantor") do hereby quitclaim and convey unto **Michael Masterson and Tambra Masterson, husband and wife, and Gabriel L. Masterson, unmarried, all as joint tenants with rights of survivorship** ("Grantee"), their heirs and assigns, all of the Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Land in Davidson County, Tennessee, being Lot No. 35 on the map of Colonial Village, as of record in Book 1424, Page 58, Register's Office for Davidson County, Tennessee.

Said Lot No. 35 fronts 80 feet on the Southerly side of Colonial Circle and runs back between lines 318.01 feet on the Westerly line and 305.20 feet on the Easterly line, to a dead line in the rear measuring 40 feet thereon.

Being the same property conveyed to Michael Masterson and Tambra Masterson, husband and wife, by Warranty Deed from John P. Bowman, dated April 26, 2021, of record in Instrument No. 202104280056974, in the Register's Office for Davidson County, Tennessee.

This is improved property located at: **2845 Colonial Circle, Nashville, TN 37214**

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 6th day of ~~November~~ December, 2022.

GRANTOR:

Michael Masterson

Tambra Masterson

STATE OF KENTUCKY
COUNTY OF Fayette

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael Masterson and Tambra Masterson the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 6th day of December, 2022.

Notary Public
My Commission expires: Sept 29th 2026

Joseph Stuart Blackey
Notary ID: KYNP59738
Fayette County, Kentucky
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QUITCLAIM DEED

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- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden **, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 12/06/2022 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 12/06/2022

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 6 **day of** December **,** 2022 **.**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM