NEW OWNER:
KIMBERLY MATTHEWS, TRUSTEE
3911 DODSON CHAPEL ROAD, UNIT 29
HERMITAGE, TN 37076

SEND TAX BILLS TO:
NEW OWNER

Karen Johnson Davidson County
Batch# 950164 DEEDQC
12/12/2022 08:03:04 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20221212-0128472

THIS INSTRUMENT PREPARED BY:
Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087
FILE NO: mhr

THIS INSTRUMENT IS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES; NO TITLE WORK PERFORMED; AND NO TAX ADVICE GIVEN.

Map & Parcel No.: 086140C02800

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR ($1.00) cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, I, **DAVID L. MATTHEWS, married**, have this day bargained and sold and by these presents do hereby quitclaim and convey unto **KIMBERLY MATTHEWS, TRUSTEE OF THE DAVID AND ELLEN MATTHEWS IRREVOCABLE TRUST, DATED DECEMBER 5, 2022**, her successors and assigns, forever, all of my right, title, and interest in and to the following tract or parcel of land, situated and lying in DAVIDSON County, Tennessee being bound and described as follows, to-wit:

Being known and designated as all of Unit No. 28 in a Horizontal Property Regime as shown on the condominium site plan of Villas at Woodhaven, as shown as Exhibit A-2 of the Master Deed called Woodhaven Condominiums which is one and the same, of record in Instrument No. 20011005-0108857, in the Register's Office for Davidson County, Tennessee, to which Master Deed and Exhibits attached thereto specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to Clarice Matthews, married by Warranty Deed from Richard A. Nelson, married, dated August 5, 2002, and of record in Instrument No. 20020808-0095790, in the Register's Office for Davidson County, Tennessee. Clarice Matthews is now deceased, having died testate. For further reference to title, see Order Establishing Muniment of Title, of record in Instrument No. 20221018-0113687 and the Last Will and Testament and First Codicil to Last Will and Testament of Clarice Casteel Matthews a/k/a Clarice Matthews, of record in Instrument No. 20221018-0113688, both in the Register's Office for Davidson County, Tennessee, both of which confirming the devise of the property herein to her son, David L. Matthews. Also, for

further reference, see Docket No. 22P-1797, in the Circuit Court of Davidson County, Tennessee (Probate Division).

This property is not the principal residence of the Grantor herein.

This is <u>IMPROVED</u> property known as <u>3911 DODSON CHAPEL ROAD, UNIT 28, HERMITAGE, TENNESSEE 37074</u>.

THIS CONVEYANCE is made subject to any and all encumbrances, restrictions, easements, rights-of-way, roadways, zoning and other matters as may affect the property.

WITNESS MY SIGNATURE hereto this 6th day of December, 2022.

David L. Matthews

DAVID L. MATTHEWS

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **DAVID L. MATTHEWS**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

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

Lisa S Parker

NOTARY PUBLIC

My commission expires: 6-28-2025

LISA PARKER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES 6-28-2025

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I hereby swear or affirm that the actual consideration given for this transfer is **$ - 0 -**.

Dawn Cosby

AFFIANT

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

Lisa S Parker

NOTARY PUBLIC

My commission expires: 6-28-2025

LISA PARKER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES 6-28-2025