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

SEND TAX BILLS TO:
NEW OWNER

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.

Karen Johnson Davidson County
Batch# 950164 DEEDQC
12/12/2022 08:03:04 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20221212-0128473

Map & Parcel No.: 086140C02900

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, we, **DAVID L. MATTHEWS and wife, ELLEN L. MATTHEWS**, 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 our 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. 29 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 David L. Matthews and wife, Ellen L. Matthews by Warranty Deed from Richard A. Nelson, married, dated June 11, 2002, and of record in Instrument No. 20020613-0071920, in the Register's Office for Davidson County, Tennessee.

This is <u>IMPROVED</u> property known as <u>3911 DODSON CHAPEL ROAD, UNIT 29, 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 OUR SIGNATURES hereto this 6th day of December, 2022.

David L Matthews

DAVID L. MATTHEWS

Ellen L. Matthews

ELLEN 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 and ELLEN L. MATTHEWS**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

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

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

Lisa S Parker

NOTARY PUBLIC

My commission expires: 6-28-2025

****

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

Dawn Tesher

AFFIANT

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

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

Lisa S Parker

NOTARY PUBLIC

My commission expires: 6-28-2025