THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:

Bell, McCann & McInteer, PLC
8110 Isabella Lane, Ste. 200
Brentwood, TN 37027

Address New Owner(s) as follows:

Tyler Hall Mathews, Trustee
Megan Ashley Mathews, Trustee
4004 University Avenue
Old Hickory, TN 37138

Send Tax Bill to:
Owner

Map-Parcel Numbers:
063-08-0-042.00

State of Tennessee
County of Williamson

The Actual Consideration or Value, whichever is greater, for this transfer is $10.00.

Affiant

Subscribed and sworn to before me, this the 24th day of August, 2022.

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission Expires:
12/30/24

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Tyler H. Mathews and Megan A. Mathews, Husband and Wife** HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND QUITCLAIM Unto **Tyler Hall Mathews and Megan Ashley Mathews, Trustees of the Mathews Trust dated August 24, 2022, and any amendments thereto.** HEREINAFTER CALLED GRANTEE(S), HIS HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN **Davidson County**, STATE OF **Tennessee**, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

See attached "Exhibit A".

Said property is conveyed also subject to such other limitations, restrictions, and encumbrances as may affect the premises.

Said property is commonly referred to as 4004 University Avenue, Old Hickory, TN 37138.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 24th day of August, 2022.

Tyler H. Mathews

Megan A. Mathews

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

Karen Johnson Davidson County
Batch# 964574 DEEDQC
01/26/2023 09:55:17 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20230126-0005918

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Tyler H. Mathews and Megan A. Mathews**, the Grantor, 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 this 24th day of August, 2022.

My commission expires: 12/30/24 Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Exhibit A

Land in Davidson County, Tennessee, being Unit A, together with limited common areas, as established by Declaration of Covenants, Conditions, and Restrictions for Homes at 4004 University Avenue, a Horizontal Property Regime with Private Elements, of record in Instrument No. 202001029-0125982, Register's Office for Davidson County, Tennessee, and being show on Plat attached thereto as Exhibit A, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Tyler H. Mathews and Megan A. Mathews, husband and wife, from Mack H. Fowler and Paula Fowler, husband and wife, by Warranty Deed dated September 30, 2020 of record in Instrument No. 20201001-0113156, Register's Office for Davidson County, Tennessee.

THM MAM