Karen Johnson Davidson County
Batch# 965846 DEEDQC
01/30/2023 03:07:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230130-0006923

This instrument prepared by:
LAW OFFICE OF TONI WAYNICK RUTGERSON
200 Nashboro Blvd
P.O. Box 17116
Nashville, TN 37217
(615) 885-5707

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Plexus Realty, LLC **500 Edwin Street** **Nashville, TN 37207**	**To New Owner**	**018-03-0-037.00**

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND THE PREPARER SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY TITLE EXAMINATION, SETTLEMENT OR TAX RELATED COUNSEL.

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **MATTHEW F. STEWART, a married man,** hereinafter called "Grantor", for and in consideration of Ten and 00/100 Dollars ($10.00) cash in hand paid, hereby releases, remises forever and quitclaims unto **PLEXUS REALTY, LLC,** a Tennessee Limited Liability Company ("Grantee") and its successors and assigns, all of Grantor's right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

LAND located in Davidson County, Tennessee, being all of Lot No. 73 on the Plan of Connell Estates, Section 3, of record in Plat Book 3600, Page 31, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Matthew F. Stewart, a single man, by deed from Jollerland, LLC of record as Instrument No. 20211110-0150058 in the Register's Office for Davidson County, Tennessee.

This is improved property commonly known as:
317 Isaac Drive
Goodlettsville, TN 37072

Grantor makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantee agrees that the property conveyed hereby, including improvements located thereon, is conveyed by Grantor and accepted by Grantee in an "as is, where is" and "with all faults" condition.

This conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, including but not limited to Restrictive Covenants of record in Book 3672, Page 251, Register's Office for Davidson County, Tennessee. This conveyance is made further subject to any easements of record or apparent from an inspection of said property, including but not limited to Sanitary Sewer Easement in Book 4805, Page 977 R.O.D.C. and Easement to U.S. Spring Communications Company in Instrument No. 20140114-0003779 R.O.D.C., and any other easement or other matter shown on plat of record in Plat Book 3600, page 31 R.O.D.C. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This conveyance is further made subject to real property taxes for 2023 and subsequent years.

STATE OF TENNESSEE
COUNTY OF WILSON

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

Affiant

Subscribed and sworn to before me this 30 day of January, 2023.

Notary Public

CAITLIN MARIE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 03, 2025

IN WITNESS WHEREOF I have hereunto set my hand on this the 23 day of January, 2023.

MATTHEW F. STEWART

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MATTHEW F. STEWART, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Quitclaim Deed for the purposes therein contained.

Subscribed and sworn to before me this 23 day of January, 2023.

Notary Public

CAITLIN MARIE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 03, 2025

IN WITNESS WHEREOF I have hereunto set my hand on this the 23 day of January, 2023, for the purpose of conveying any marital interest I may have or to which I may be entitled concerning the property conveyed herein.

KADY LYNNE MURPHY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named KADY LYNNE MURPHY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Quitclaim Deed for the purposes therein contained.

Subscribed and sworn to before me this 23 day of January, 2023.

Notary Public

CAITLIN MARIE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 03, 2025

CERTIFICATION
I, Toni Rutgerson, do hereby make oath that I am a licensed attorney or the custodian of 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 the 23 day of January, 2023.

Affiant Signature Date 1/30/23

State of Tennessee;
County of Davidson

Sworn to and subscribed before me on this 30 day of January, 2023.

Notary Public
My Commission Expires:

CAITLIN MARIE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 03, 2025