Karen Johnson Davidson County
Batch# 968201 DEEDQC
02/06/2023 03:41:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230206-0008640

THIS INSTRUMENT PREPARED BY:
Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

This deed is prepared with information provided by the client/owner and without the benefit of a title search and/or examination and is intended to create a tenancy in common with right of survivorship.

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Samuel Eugene Matteson, Alta Carolyn Matteson and Peter Charles Matteson 4113 Helena Bay Court Hermitage, TN 37076	New owner	09708008700

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, **Samuel Eugene Matteson and Alta Carolyn Matteson, husband and wife**, by these presents do hereby quitclaim and convey unto, **Samuel Eugene Matteson and Alta Carolyn Matteson, husband and wife and Peter Charles Matteson, married, as joint tenants with right of survivorship**, their successors, representatives, and assigns, their rights, title and interest in and to the following described tract of land in **Davidson** County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 274, on the Plan of Section 10-A, Lake Park, of record in Plat Book 5190, Page 54, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Said Lot Number 274 fronts 82.0 feet on the Southwesterly margin of Helena Bay Court and extends back 218.15 feet on the Northwesterly line and 158.46 feet on the Southeasterly line to a broken line in the rear, measuring 150.83 feet thereon.

Being the same property conveyed to Samuel Eugene Matteson and Alta Carolyn Matteson, husband and wife by Warranty Deed from Rhonda Lynn Owen and husband, Dale Willett, of record in Instrument No. 20160601-0055202, Register's Office for Davidson County, Tennessee, dated May 25, 2016 and recorded on June 1, 2016.

Being also known as 4113 Helena Bay Court, Hermitage, TN 37076.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 6th day of February, 2023.

Affiant

My commission expires: 7-7-25
(Affix Seal)

Notary Public

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 6th day of February, 2023.

Samuel Eugene Matteson

Alta Carolyn Matteson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Samuel Eugene Matteson and Alta Carolyn Matteson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they/he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 6th day of February, 2023.

Notary Public

My Commission Expires: 7-7-25

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 electronic document is a true and exact copy of the original document executed and authenticated according to law on February 6, 2023 (date of document).

Affiant Signature

February 6, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 6th day of February, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023