AFTER RECORDING RETURN TO:
METLIFE LEGAL PLANS DEEDS
8940 MAIN STREET, SUITE 2
CLARENCE, NY 14031
File No. Pamela S Matthews

Karen Johnson Davidson County
Batch# 968723 DEEDQC
02/08/2023 08:36:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20230208-0009037

This document prepared by:
JOHN O. WINDSOR, ESQ.
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Parcel ID No.: 041-03-0A-035-00

QUITCLAIM DEED

THIS DEED made and entered into on this 20 day of January, 2023, by and between **Pamela S. Matthews, a single female**, whose address is 1328 Goodmorning Drive, Nashville, TN 37207, hereinafter referred to as Grantor(s) and **Pamela S. Matthews, as Trustee of the Pamela S Matthews Revocable Living Trust dated March 22, 2022**, whose address is 1328 Goodmorning Drive, Nashville, TN 37207, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Property commonly known as: 1328 Goodmorning Drive, Nashville, TN 37207

Being the same property conveyed to the Grantor(s) in a Deed recorded under Instrument No. 20100621-0048180, recorded on 06/21/2010 in Davidson County, Tennessee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Pamela S. Matthews

Pamela S. Matthews

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, Pamela S. Matthews, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, TN, this 20 day of January, 2023.

Notary Public
My Commission expires: 2/28/2025

202302080009037

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Affiant

STATE OF Tennessee
COUNTY OF Davidson

Subscribed and sworn to before me this 20 day of January, 2025.

Notary Public
My Commission Expires: 9/8/25

Name and address for person(s) responsible for taxes:

Pamela S. Matthews, as Trustee of the Pamela S Matthews
Revocable Living Trust dated March 22, 2022
1328 Goodmorning Drive
Nashville, TN 37207

Name and address of property owner:

Pamela S. Matthews, as Trustee of the Pamela S Matthews
Revocable Living Trust dated March 22, 2022
1328 Goodmorning Drive
Nashville, TN 37207

EXHIBIT A
LEGAL DESCRIPTION

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 70, ON THE PLAN OF SECTION ONE, VANTAGE POINTE (FORMERLY NORTH FORTY), OF RECORD IN INSTRUMENT NO. 20031017-0154221, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

PARCEL ID NO.: 041-03-0A-035-00

PROPERTY COMMONLY KNOWN AS: 1328 GOODMORNING DRIVE, NASHVILLE, TN 37207

TRUE COPY CERTIFICATION

I, Frank Dec, do hereby make oath that I am a licensed attorney and the custodian of the original version of the electronic document tendered for registration herewith and executed on 01/20/2023 and authenticated according to law.

Dated: 02/04/2023

Signature

STATE OF NEW YORK

COUNTY OF ERIE

On the 4th day of February, 2023, personally appeared before me, JIM ROALDI, a notary public for this country and state, FRANK DEC, who acknowledges that this certification of an electronic document is true and correct and who signature I have witnessed.

Notary Public's Signature

My Commission Expires 6/6/2025

Notary's Seal

JAMES ROALDI
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01RO6128100
Qualified in Erie County
Commission Expires June 06, 2025