Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Graisy Angel and Mathew Angel 1119 Davidson Street Nashville, TN 37206	**094 05 0 026.00**	**SAME**

Karen Johnson Davidson County
Batch# 972783 DEEDQC
02/21/2023 02:57:35 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20230221-0012269

This instrument prepared by: Carter Shelton Jones, 2021 Richard Jones Road, Suite 240, Nashville, TN

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **Mathew R. Angel** (the "Grantors"), by these present hereby transfers, assigns, and quitclaims to **Graisy Angel and Mathew Angel, husband and wife** (the "Grantees"), Grantees' successors and assigns, all of Grantors' right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described on EXHIBIT A attached hereto and incorporated hereby by reference (the "Property").

This is improved property known as **1119 Davidson Street, Nashville, TN 37206.**

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

Grantors and Grantees acknowledge that this Quitclaim Deed was prepared from information in prior deeds; that no request was made that Warner Jones or Carter Shelton Jones,

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of this transfer is $-00-.

Affiant

Subscribed and sworn to before me this 9 day of February, 2023.

LUCY RALPH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 07, 2025

Notary Public
My Commission Expires: 7/7/25

PLC perform a title examination; and that neither Warner Jones nor Carter Shelton Jones, PLC shall have any liability for the status of the title to the property or for the accuracy of such information.

IN WITNESS WHEREOF, the Grantors have executed this Quitclaim Deed 9th day of February, 2023.

MATHEW R. ANGEL

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 **Mathew R. Angel,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 9th day of February, 2023.

Notary Public

My Commission Expires:
7/7/25

LUCY RALPH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 07, 2025

EXHIBIT A

(Legal Description of the Property)

A certain tract or parcel of land located in Davidson County, Tennessee. This property is known as 1119 Davidson Street, Nashville, TN 37206. Lot No. 28 on the Plan of Shelby Heights, Section 2, of record in Plat book 2854, Page 5, Register's Office for Davidson County, Tennessee. Map Parcel: 09405002600 Legal Reference: 20140603-0047885

BEING the same property conveyed to Mathew R. Angel (as tenants by the entirety) from Graisy A. Angel, by warranty deed filed for record on September 29, 2017, Instrument Number 20170929-0099623, as of record in the Register's Office for Davidson County, Tennessee.