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This instrument prepared by:
Marjorie Kaup Haines, Esq., BPR#026345
PO Box 681493
Franklin TN 37068
615-818-6988

THIS INSTRUMENT IS PREPARED BASED UPON INFORMATION PROVIDED BY THE PARTIES. NO TITLE SEARCH WAS DONE IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT. THE PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR THE ACCURACY OF THE LEGAL DESCRIPTION OF THE PROPERTY SHOWN HEREIN.

QUITCLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) Mackenzie Christian Mattingly	(NAME) Same as new owner	Map & Parcel 142 15 OC 141.00
(STREET ADDRESS) 141 Hicks Road	(STREET ADDRESS)	
(CITY) (STATE) (ZIP) Nashville TN 37221	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 977082 **DEEDQC**
03/06/2023 09:16:05 AM 1 pg
Fees: $12.00 Taxes: $0.00

20230306-0015653

FOR AND IN CONSIDERATION of One dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, **MATTHEW SAMUEL HAYES,** does hereby quitclaim and convey unto **MACKENZIE CHRISTIAN MATTINGLY** her successors and assigns, all of his right, title and interest, if any, in and to the following described tract of land:

Land in Davidson County, Tennessee, being Unit No. 141 on the Plan of Breckenridge, a Condominium, as described in Master Deed Establishing a Horizontal Property Regime for Breckenridge, as of record in Book 6808, page 45, Register's Office, Davidson County, Tennessee, along with an undivided interest in the common elements as specified therein and subject to all terms, covenants, and conditions set forth in such Master Deed.

Being the same property conveyed to Mackenzie Hayes, a married woman, by deed of record in Instrument #20230217-0011782, Register's Office, Davidson County, Tennessee. Mackenzie Hayes is now known as Mackenzie Christian Mattingly.

This property is commonly known as 141 Hicks Road, Nashville TN 37221.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $-0-

Subscribed and sworn to before me this the 20th day of Feb., 2023.

Affiant

Marjorie A. Haines, Notary Public

My commission expires 9-21-2026.
(Affix Seal)

STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MARJORIE A. HAINES
MY COMM. EXPIRES 09/21/2026

Witness my hand this 20th day of February, 2023.

MATTHEW SAMUEL HAYES

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MATTHEW SAMUEL HAYES**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Franklin, Tennessee, this 20th day of February, 2023.

Marjorie A. Haines, Notary Public
My Commission Expires: 9/21/2026.

STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MARJORIE A. HAINES
MY COMM. EXPIRES 09/21/2026