Karen Johnson Davidson County
Batch# 991734 DEEDQC
04/13/2023 09 54 22 AM 2 pgs
Fees $12 00 Taxes $0 00
20230413-0027132

THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO·

Bell, McCann & McInteer, PLC
8110 Isabella Lane, Ste 200
Brentwood, TN 37027

Address New Owner(s) as follows:

Mathews Real Estate, LLC
8110 Isabella Lane, Ste. 200
Brentwood, TN 37027

Send Tax Bill to:
Owner

Map-Parcel Numbers:
064-05-0-118 00

State of Ter
County of Y

The Actual Consideration or Value, whichever is greater, for this transfer is $10.00. .

Mickelle Martin
Affiant

Subscribed and sworn to before me, this the 30th day of March, 2023.

JENNIFER CROWELL NOTARY PUBLIC STATE OF TENNESSEE LEWIS COUNTY

Jennifer Crowell
Notary Public

My Commission Expires:
12/16/25

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10 00) CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Tyler Hall Mathews and Megan H. Mathews** HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND QUITCLAIM Unto **Mathews Real Estate, LLC, a Tennessee limited liability company** HEREINAFTER CALLED GRANTEE(S), HIS HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN **Davidson County**, STATE OF **Tennessee**, MORE PARTICULARLY DESCRIBED AS FOLLOWS

See attached "Exhibit A".

Said property is conveyed also subject to such other limitations, restrictions, and encumbrances as may affect the premises.

Said property is commonly referred to as 109 Broadway Street, Old Hickory, TN 37138.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 30th day of March, 2023.

Tyler Hall Mathews

Meg Mathews

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Tyler Hall Mathews and Meg Mathews**, the Grantor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30 day of March, 2023.

MARINA SMOLYANINOVA STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My commission expires: 01/11/2026 Marina Smolyaninova
Notary Public

Exhibit A

LAND Situated in Davidson County, Tennessee, and being more particularly described as follows:

Tract I:
BEING the southerly 50 feet of Lot No 1, Block "B" of the Hadley Bend City Subdivision, of record in Book 421, Page 120, Register's Office, Davidson County, Tennessee, and described according to a survey by Hickerson and Hickerson Engineers, dated May 18, 1961

SAID part of Lot No. 1 begins at a point in the westerly margin of Broadway Street 119 feet south of the southeast intersection of Union and Broadway Streets, thence North 63 degrees West 45 feet to a point, thence South 54 degrees 40 minutes West 15 5 feet to a point, thence North 77 degrees 50 minutes West 29 feet to a point; thence southerly 50 feet along the easterly margin of Union Street to a point; thence easterly 125 feet to a point in the westerly margin of Broadway Street; thence northerly 50 feet along the westerly margin of said street to the point of beginning.

Tract II:
BEING the northerly part of Lot No 1, Block "B" on the Plan of Hadley Bend City, of record in Book 421, Page 120, Register's Office, Davidson County, Tennessee, and more particularly described as follows

SAID part of Lot No 1 begins at a point at the southeast corner of Broadway Street and Union Streets, thence southerly along the easterly margin of Union Street 82 feet to a point; thence South 77 degrees 50 minutes East 29 feet to a point, thence North 54 degrees 40 minutes East 15 5 feet to a point; thence South 63 degrees East 45 feet to a point in the westerly margin of said Broadway Street; thence northwesterly along the westerly margin of said Broadway Street, 119 feet to the point of beginning

BEING PART OF the same property conveyed to Tyler Hall Mathews and Meg Mathews, by Quitclaim Deed from Tyler Hall Mathews and Meg Mathews, dated 3/20/2019 and recorded 3/22/2019 in Instrument No. 20190322-0026357; and being part of the same property previously conveyed to Tyler Hall Mathews and Meg Mathews, by Quitclaim Deed from Tyler Hall Mathews and Meg Mathews dated 5/22/2017 and recorded 5/25/2017 in Instrument No. 20170525-0052373, and being part of the same property previously conveyed to Ty Mathews and Meg Mathews, by Special Warranty Deed from Fannie Mae A/K/A Federal National Mortgage Association, dated 9/1/2011 and recorded 9/19/2011 in Instrument No. 20110919-0072311, in the Register's Office of Davidson County, Tennessee. See also, Quitclaim Deed for a portion of subject property conveyed to Tyler Hall Mathews and Meg Mathews, from Music City Handymen, LLC, dated 9/20/2017 and recorded 9/20/2017 in Instrument No 20170920-0096440, having been previously conveyed to Music City Handymen, LLC, by Quitclaim Deed from Tyler Hall Mathews and Meg Mathews, dated 8/28/2017 and recorded 8/29/2017 in Instrument No. 20170829-0088782, said Register's Office