Karen Johnson Davidson County
Batch# 1000937 DEEDQC
05/09/2023 08:31:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230509-0034378

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

QUITCLAIM DEED

This Quitclaim Deed was prepared with information supplied soley by the Grantor(s) and/or Grantee(s), Wagon Wheel Title/Chicago Title having not performed a title search or title examination with respect to the above-referenced property.

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Elizabeth Bedford 1920 Riverwood Dr. Nashville, TN 37216	New Owner	072-04-0-335-00

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, **Matthew Katz, an unmarried man,** does hereby quitclaim and convey unto **Elizabeth Bedford f/k/a Elizabeth Katz, an unmarried woman,** her successors, representatives, and/or assigns, his rights, title and interest in and to the following described tract of land in Davidson County, Tennessee:

Certain real property situate in Davidson County, Tennessee, being Lot No. 7 on the Plan of Happy Valley, Section A (not of record) described according to a survey made by E. J. Wilkinson dated April 19, 1941 and further described according to a survey made by John B. Kohl, III, Registered Land Surveyor, dated April 19, 1974, Job No. W2-4448-P as follows:

Beginning on the southerly margin of Riverwood Drive (formerly Williams Ferry Road) at a point 475 feet East of the Easterly margin of Cooper Lane, said point being the corner of Lots Nos. 6 and 7; thence with the line between said two lots, Southwardly 168.5 feet; thence Eastwardly 75 feet to the corner of Lots Nos. 7 and 8; thence with the line between said two lots, Northwardly 165.5 feet to the Southerly margin of Riverwood Drive; thence with said drive Westwardly 75 feet to the beginning.

Being the same property conveyed to Matthew Katz and Elizabeth Katz, husband and wife, by Warranty deed from Blake Sennett, a married man, of record in Instrument No. 20201125-0138527 Register's Office for Davidson County, Tennessee, dated November 24, 2020, and recorded on November 25, 2020. Per Final Decree of Divorce, Docket No. 21D809, Matthew Katz and Elizabeth divorced on March 22, 2022.

This is improved property, known as 1920 Riverwood Dr., Nashville, TN 37216.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the
8th day of May, 2023.

Affiant

My commission expires: 7/13/2024
(Affix Seal)

Notary Public

JATIN A. SHAH
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMM. EXPIRES 07/13/2024
COUNTY OF WILLIAMSON

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 8th day of May, 2023.

Matthew Katz

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 **Matthew Katz,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 8th day of May, 2023

Notary Public

My Commission Expires: 7/13/2024

JATIN A. SHAH
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMM. EXPIRES 07/13/2024
COUNTY OF WILLIAMSON

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 May 8, 2023 (date of document).

Affiant Signature

May 8, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 8th day of May, 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