This instrument was prepared by:
Name: Shauna Dixon Esq.
Address: 40 Burton Hills Blvd , Suite 200, Nashville, TN 37215
Lyda Law Firm
lydagroup.com

Karen Johnson Davidson County
Batch# 1009933 DEEDQC
06/01/2023 11 47 57 AM 3 pgs
Fees $17 00 Taxes $0 00

20230601-0041373

After recording, mail document
and tax statements to
Name: Susan Maureen Mathews (both Grantor/Grantee)
Address: 1908 Argo Lane, Nashville, Tennessee 37211

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whicheyer is greater for this transfer is
$ Ø
Susan M Mathews **Affiant**
Subscribed and sworn before me this the
1 **Day of** June, 2023.
A. Hayes, **Deputy Register**

QUITCLAIM DEED

This Quitclaim Deed (the "Deed") is made effective this May 30, 2023 (the "Effective Date") between the following Grantors (the "Grantor"): **Susan Maureen Mathews**

(Check one) ☒ **an individual** ☐ a married individual ☐ a married couple ☐ a corporation ☐ a limited liability company ☐ a partnership ☐ a trust ☐ individuals whose mailing address **is 1908 Argo Lane, Nashville, Tennessee 37211** and following Grantee (the "Grantee"): ***The Living Trust of Susan Maureen Mathews***

(Check one) ☐ an individual ☐ a married individual ☐ a married couple ☐ a corporation ☐ a limited liability company ☐ a partnership ☒ **a trust** ☐ individuals whose mailing address is **1908 Argo Lane, Nashville, Tennessee 37211**

WITNESSETH, that the Grantors, for and in consideration of the sum of $ 1.00 (United States Dollars) and other good and valuable consideration, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, does hereby quitclaim, convey and release unto Grantee all interest Grantors have, if any, in the real property (the "Property") located in (☐ an unincorporated area in) Davidson, Tennessee , and more particularly described as follows:

Mailing address:

1908 Argo Lane, Nashville, Tennessee 37211

Legal Description:
Being Lot No. 129 on the Plan of Holt Woods, Section Nine, or record in Plat Book 9700, page 164, Register's Office for said County, to which record reference is hereby made for a more particular description thereof.

Being all the same property conveyed to Oma H. Bone and wife Carol Bone by Warranty Deed from Claridge Builders Co LLC, dated 31, 1997, and filed of record in book 10343, page 245, Register's Office for Davidson County, Tennessee The said Oma H. Bone, died February 20, 2000, leaving said Carol Bone was the surviving tenant by the entirety and sole owner of said land.
Current Source of Title: 20110328-0023617
RESTRICTIONS:
The conveyance is made subject to terms, conditions, easements, rights, and liens as set forth in the Declaration of Covenants, Conditions, and Restrictions of record Book 9570, page 22, as amended in Book 10062, page 821, and the By-Laws appended thereto, of record in Book 9570, page 13, said Register's office, and to all matters set out on the aforesaid subdivision plat.

Map – Parcel Numbers

172150A 13400CO

The Property will be held as: (Check one)

Sole ownership ☐ Joint tenancy ☐ Tenancy in common ☐ Tenancy by the entirety SUBJECT to the following: _____N/A_____[Exceptions]

Homestead (Check one) ☒ **The Property is the homestead of the Grantors.** ☐ The Property is NOT the homestead of the Grantor. ☐ Not applicable

TO HAVE AND TO HOLD unto said Grantee, its successors and assigns, forever. Transfer Tax (Check one) ☐ Grantor declares that the documentary transfer tax is $_____, computed on the full consideration or value of property conveyed. ☒ **Grantor declares that the transfer is EXEMPT from any documentary transfer taxes.**

EXECUTED this 30th **day of** May, **20**23.

Susan M Mathews

Grantor & Grantee. Susan M Mathews (Signature)

Susan M Mathews

Grantor & Grantee Susan M Mathews (Print Name)

ACKNOWLEDGEMENT OF NOTARY PUBLIC

STATE OF TN
COUNTY OF Davidson

On this day, personally appeared before me, Susan Mathews to me known to be the person(s) described in and who executed the within instrument and acknowledged that they signed the same as their voluntary act and deed, for the uses and purposes therein mentioned.

Witness my hand and official seal hereto affixed on this 30th day of May, 20 23

Cynthia Reeves
Notary's Public Signature
(Date) My Commission Expire

CYNTHIA REEVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires
May 5, 2025