This Instrument prepared by and after recording return to:

Jonathan R. Burns, Esq.
Spencer Fane LLP
511 Union Street, Suite 1000
Nashville, Tennessee 37219-1778

Karen Johnson Davidson County
Batch# 1012620 DEEDQC
06/08/2023 02:18:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230608-0043737

QUITCLAIM DEED

Name and Address of New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Staria Christian Clark, Matthew Lawrence Hoiles and Faith Elizabeth Salmon **233 Chapel Avenue** **Nashville, Tennessee 37206**	**083-06-0-099.00**	**Same as Owner**

FOR AND IN CONSIDERATION OF ONE DOLLAR ($1.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **MATTHEW HOILES** ("Grantor"), does hereby transfer, release, relinquish, quitclaim and convey unto **MATTHEW LAWRENCE HOILES and FAITH ELIZABETH SALMON, as tenants by the entirety** ("Grantee"), as to a fifty percent (50%) tenant in common interest, all of Grantor's right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, together with all appurtenances, privileges, and easements, (the "Property") more particularly described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 1 on the Plan of Roy F. Williams Subdivision of the Hunter Tract of record in Plat Book 547, Page 13, in the Register's Office for Davidson County, Tennessee to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Staria Christian Clark, as to a fifty percent (50%) tenant in common interest, and to Matthew Lawrence Hoiles, as to a fifty percent (50%) tenant in common interest, by Warranty Deed from Lorena Keenan, dated June 26, 2018, of record in Instrument No. 20180628-0062440, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

- Subject to all matters shown on the Plan of record in Plat Book 547, Page 13, Registers Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein.

This is improved property known as 233 Chapel Avenue, Nashville, Tennessee 37206.

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

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, Grantor has caused this instrument to be dated and effective this 30th day of May, 2023.

GRANTOR:

MATTHEW LAWRENCE HOILES

STATE OF TENNESSEE)
COUNTY OF Sumner)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared MATTHEW LAWRENCE HOILES the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 30th day of May, 2023.

Notary Public

Rebecca Grant STATE OF TENNESSEE NOTARY PUBLIC County of Sumner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

Affiant

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

NOTARY PUBLIC

Rebecca Grant STATE OF TENNESSEE NOTARY PUBLIC County of Sumner

My Commission Expires: 09/27/24

NSH 2643718.3

DISCLAIMER

THE PREPARER OF THIS DOCUMENT MAKES NO REPRESENTATIONS OR WARRANTIES AND EXPRESSES NO OPINION AS TO THE TITLE TO THE PROPERTY HEREIN CONVEYED. THIS DEED WAS PREPARED FROM INFORMATION FURNISHED TO PREPARER BY THE GRANTOR AND GRANTEES AND PREPARER MAKES NO WARRANTIES AS TO THE ACCURACY OF INFORMATION FURNISHED.

CERTIFICATE OF AUTHENTICITY

I, Knight Lancaster 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 June 6, 2023 (date of document).

Affiant Signature

6/6/23
Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 6 day of June 2023.

Notary's Signature

My Commission Expires: 9/7/26.

MICHELLE GOODEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2026