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 3 pgs
Fees: $17.00 Taxes: $0.00
20230608-0043738

QUITCLAIM DEED

Name and Address of New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Matthew Hoiles and Faith Elizabeth Salmon **229 Chapel Avenue** **Nashville, Tennessee 37206**	**083-06-0 098.00**	**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 HOILES and FAITH ELIZABETH SALMON, as tenants by the entirety** ("Grantees"), 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 Nos. 1 and 2 on the Plan of E.T. Brown's Subdivision of the Hunter Tract as shown on plat of record in Book 332, page 86, Register's Office for Davidson County, Tennessee.

Said Lot Nos. 1 and 2 front together 100.0 feet on the westerly side of Chapel Avenue and run back between parallel lines 165.0 feet to an alley.

Being the same property conveyed to Matthew Hoiles, by Warranty Deed from Michael A. Vella, a married man, dated June 30, 2017, of record in Instrument No. 20170707-0068658, Register's Office for Davidson County, Tennessee.

This is improved property known as 229 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 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 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.

RGrant
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.

RGrant
NOTARY PUBLIC

Rebecca Grant STATE OF TENNESSEE NOTARY PUBLIC County of Sumner

My Commission Expires: 09/27/24

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.

NSH 2641908.2

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 May 30, 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.

