QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1024560 DEEDQC
07/10/2023 02 44 52 PM 2 pgs
Fees $12 00 Taxes $0 00

20230710-0052681

LB-QCD-23-2730

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF July, 2023

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

STEPHEN DRUMMOND NOTARY PUBLIC TENNESSEE My Comm Exp September 07, 2026 COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Matthew Larsen	**Mutual of Omaha Mortgage, Inc**	
(NAME)	(NAME)	**173090A66800CO**
2730 Dracut Lane	**PO Box 961292**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**Fort Worth, TX 76161-0292**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MATTHEW LARSEN, UNMARRIED AND WILLIAM R. YETMAN, UNMARRIED, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **MATTHEW LARSEN, UNMARRIED** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit

Land in Davidson County, Tennessee, being Lot No. 713, on the Plan of Section One of Phase Eight, Lenox Village, of record in Instrument No. 20060824-0104608, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property

Being the same property conveyed to Matthew Larsen, unmarried and William R. Yetman, unmarried, as Tenants in Common with Rights of Survivorship, by Warranty Deed from Brandon Adams, Trustee of The 2730 Dracut Ln Trust, of record in Instrument No 20230317-0019482, in the Register's Office for Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title Therefore the preparer does not accept liability for this Instrument

This is **improved** property known as: **2730 Dracut Lane, Nashville, Tennessee 37211**

Witness my/our hand(s) this the 6th day of July, 2023

Matthew Larsen

William R. Yetman

STEPHEN DRUMMOND
TENNESSEE NOTARY PUBLIC
My Comm Exp September 07, 2026
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MATTHEW LARSEN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 6th day of July, 2023

Notary Public
My Commission Expires: 09.07.2026
(SEAL)

STEPHEN DRUMMOND
TENNESSEE NOTARY PUBLIC
My Comm Exp September 07, 2026
COUNTY OF DAVIDSON

STATE OF Virginia
COUNTY OF Fairfax

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM R YETMAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 30th day of June, 2023

Robyn Leigh Murray
Notary Public
My Commission Expires: April 30th, 2026
(SEAL)

ROBYN LEIGH MURRAY
Notary Public
Commonwealth of Virginia
Registration No. 8030678
My Commission Expires Apr 30, 2026

RETURN TO:
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212