QUIT CLAIM DEED

Karen Johnson Davidson County
Batch# 1030356 DEEDQC
07/25/2023 12:39:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20230725-0057359

THIS INSTRUMENT WAS PREPARED BY AND PLEASE RETURN TO:
Leigh K. Cowden, Attorney
202 S Washington St.
Maryville, TN 37804
(865) 233-3353
LC@Cowden.Law

SEND TAX BILLS TO:	PROPERTY OWNER NAME & ADDRESS	MAP – PARCEL NUMBERS
David D. Matteson and Catherine S. Matteson Trustees of The Matteson Family Trust 1721 Eastwick Lane Nashville, TN 37221	David D. Matteson and Catherine S. Matteson Trustees of The Matteson Family Trust 1721 Eastwick Lane Nashville, TN 37221	141050A60100CO

THIS INDENTURE, made this 3rd day of July, 2023 between **Catherine Matteson a.k.a. Catherine S. Matteson and David Matteson a.k.a. David D. Matteson, wife and husband,** of Davidson County, Tennessee, hereinafter designated Grantors, and **DAVID D. MATTESON AND CATHERINE S. MATTESON TRUSTEES OF THE MATTESON FAMILY TRUST DATED JULY 3, 2023 AND ANY AMENDMENTS THERETO**, of Davidson County, Tennessee, hereinafter designated Grantee:

WITNESSETH that said Grantors, for and in consideration of the sum of $1.00 cash in hand paid, the receipt of which is hereby acknowledged, have quit-claimed unto the said Grantee all of their interest in the following described premises, to wit:

Land in Davidson County, Tennessee being Lot No. 601 on the Plan of Avondale Park, Phase 3, Section 3 of record in Instrument No. 20170324-0028914 in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING part of the same property conveyed to Catherine Matteson and David Matteson, wife and husband by Special Warranty Deed signed on May 22, 2018 and registered on May 23, 2018, and found in Book 20180523, Page 0049436 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is made subject to:

a. All matters appearing on plan of record in Instrument No. 20170324-0028914 in the Register's Office for Davidson County, Tennessee.

b. Declaration of Protective Covenants, Conditions and Restrictions of record in Instrument No. 20081203-0117452 amended in Instrument No. 20090331-0028791 and Instrument No. 20101223-0102254, in the Register's Office for Davidson County, Tennessee.

c. Access Easement Agreement recorded in Instrument No. 20041207-0145662 in the Register's Office for Davidson County, Tennessee.

d. Transmission Line Easement recorded in Instrument No. 20060110-0003857 in the Register's Office for Davidson County, Tennessee.

e. Deed to USA recorded in Book 4118, Page 694 and in Book 4228, Page 635 in the Register's Office for Davidson County, Tennessee.

f. Order to TVA recorded in Book 4273, Page 280 in the Register's Office for Davidson County, Tennessee.

g. Easement to Harpeth Valley Utilities District recorded in Instrument No. 20040204-0013639; Instrument No. 20040204-0013640; Instrument No. 20080818-0084836 and Instrument No. 20040204-0013641 in the Register's Office for Davidson County, Tennessee.

h. Storm Water Detention Agreement recorded in Instrument No. 20060512-0055867 and Instrument No. 20090814-0076610 in the Register's Office for Davidson County, Tennessee.

i. Inspection and Maintenance Agreement for Private Stormwater Management Facilities recorded in Instrument No. 20071002-0117293 and in Instrument No. 20141202-0110280 in the Register's Office for Davidson County, Tennessee.

j. Subject to easement in Book 5738, Page 819, Partial Abandonment of Easement in Instrument No. 20080826-0087638 in the Register's Office for Davidson County, Tennessee.

k. Subject to Permanent Easement Agreement recorded in Instrument No. 20090707-0063325 in the Register's Office for Davidson County, Tennessee.

l. All matters of record in Instrument No. 20140722-0064838, in the Register's Office for Davidson County, Tennessee.

m. Subject to Easement Deed to U.S. Sprint Communications Company recorded in Instrument No. 20140114-0003778 and Affidavit recorded in Instrument No. 20140416-0031703, in the Register's Office for Davidson County, Tennessee.

n. Subject to Charter for Avondale Park Owner's Association, Inc., recorded in Instrument No. 20081203-0117350 in the Register's Office for Davidson County, Tennessee.

o. Easement for right-of-way of an electric power line granted to Tennessee Electric Power Company by James B. Ezzell and wife, Fanny M. Ezzell, of record in Book 787, Page 7 in the Register's Office for Davidson County, Tennessee.

p. Easement and right-of-way for electric power transmission lines and poles with rights of ingress and egress and other rights and privileges as set out in grant to the United States by John Smallman Cowden and wife, Ruby S. Cowden, of record in Book 4193, Page 903 in the Register's Office for Davidson County, Tennessee.

q. Easement for water line granted by Rodgers Properties, Inc. (formerly J.M.R. Development Co.), to Harpeth Valley Utilities District of Davidson and Williamson Counties, of record in Book 5738, Page 832 in the Register's Office for Davidson County, Tennessee.

r. Easement for sewer line granted by Michael R. Allison to Harpeth Valley Utilities District of Davidson and Williamson Counties, of record in Book 7601, Page 400 in the Register's Office for Davidson County, Tennessee.

s. Easement for water main across the Dower Tract, a part of the Property, from the 38.71 acre tract conveyed to John Smallman Cowden, of record in Book 1237, Page 674 in the Register's Office for Davidson County, Tennessee, to the Big Harpeth River and privilege of building a pump house and drainage across the Dower Tract (see deed of record in Book 840, Page 540 in the Register's Office for Davidson County, Tennessee).

t. Subject to easements of record in Book 10748, Page 876 in the Register's Office for Davidson County, Tennessee.

u. Subject to Riparian Rights claimed or asserted by surrounding land owners and the State of Tennessee.

v. A portion of the overall Property is within the 100-year flood plain as shown on the overall boundary lay-out of Ragan-Smith-Murphy and Associates, Inc., dated March 30, 1988 (not a field survey).

w. Subject to rights of others in and to common areas/elements.

x. Subject to lien for special assessment contained in the DCCR's/Master Deed.

y. All other easements and restrictions of record.

This is improved property, known as: 1721 Eastwick Lane, Nashville, TN 37221

This Instrument was prepared without an examination of title unless provided by separate document, in which case such title opinion, if any, may only be relied upon by the person or persons to whom it is addressed, and is not to be relied upon by any other person or persons for any reasons or purposes whatsoever, and the preparer of this instrument otherwise makes no representation of any kind to any persons as the status or quality of the title, or as to any restrictions, zoning, or fitness for any particular use, or the accuracy of the description, or of the legal disability or competency of any party to this instrument, or as to any other matters. The preparer of this instrument has provided no legal advice or counseling to any party to this transaction concerning any federal or state tax consequences of this transaction, and any affected party hereto is advised to seek the advice of a competent tax attorney or a certified public accountant with respect thereto prior to closing. The preparer of this instrument has not acted as Settlement Agent or Closing Agent with respect to this transaction unless same is documented by all customary Settlement Documents and Closing Statements, or as may be required in conformity with law, as applicable, and signed and fully executed by all necessary parties to such transaction.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION OTHER THAN THAT IT HAS BEEN ACCURATELY TRANSCRIBED FROM INFORMATION PROVIDED.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantors hereunder sets their hands and seals the day and year first above written.

Catherine Matteson

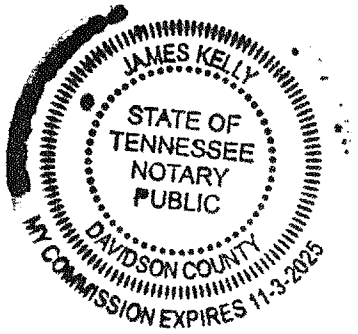
David Matteson

STATE OF TENNESSEE))
ss.
COUNTY OF DAVIDSON))

Personally appeared before me, the undersigned authority, a Notary Public in and for the State of Tennessee, the within named Grantors, Catherine Matteson and David Matteson with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence their identification), and who acknowledged the due execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office this 3rd day of July, 2023

NOTARY PUBLIC
My Commission Expires: November 3, 2025



AFFIDAVIT OF TRANSFER TO REVOCABLE LIVING TRUST
EXEMPTION FROM RECORDATION TAX

I, Catherine Mattesa hereby swear and affirm that no recordation tax is due pursuant to T.C.A. § 67-4-409(a)(1)(C)(vi), because this Deed evidences a transfer to a revocable living trust created by the same transferors.

Affiant

STATE OF TENNESSEE))
ss.
COUNTY OF DAVIDSON))

Affiant, who presented suitable identification or who is known to me personally, has subscribed and sworn to the above statement before me this 3rd day of July, 2023.

Notary
My Commission Expires on: November 3, 2025

JAMES KELLY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025