Karen Johnson Davidson County
Batch# 1032938 DEEDQC
08/01/2023 10:46:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230801-0059240

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Howard Mobley Hayes & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4444**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Catherine C. Matteson Affiant Subscribed and sworn to before me, this 24th day of July, 2023. Notary Public My Commission Expires:

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Catherine C. Matteson, Trustee 4210 Idaho Avenue Nashville, Tennessee 37209	SAME	103 04 0 023.00 117 03 0B 039.00 CO

JEFFREY MOBLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Commission Expires 07-06-2026

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Catherine C. Matteson, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantor, hereby remises, releases

and quitclaims all of the Grantor's right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Catherine C. Matteson, Trustee of the Catherine C. Matteson Living Trust**, established by the Revocable Trust Agreement of Catherine C. Matteson dated July 24, 2023, as amended and restated from time to time, and to her successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's successors and assigns.

New legal descriptions were not prepared for this transaction. The legal descriptions are the same as the previous instruments of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 24th day of July, 2023.

Catherine C. Matteson

Catherine C. Matteson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Catherine C. Matteson, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 24th day of July, 2023.

My Commission Expires: _____

JEFFREY MOBLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Notary Public

EXHIBIT A
Legal Descriptions

(Catherine C. Matteson and Catherine L. Childs are one and the same person.)

103 04 0 023.00
4210 Idaho Avenue, Nashville, Tennessee 37209

Land lying in Davidson County, Tennessee, more particularly described as follows:

BEING Lot No. 111, Block 5 on the Plan of Charlotte Park Company's First Addition as shown by Plat and survey of record in Plat Book 57, Page 13, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Catherine L. Childs by deed from Catherine C. Tyler, of record as Instrument No. 20101108-0089356, Register's Office for Davidson County, Tennessee.

This is improved property known as 4210 Idaho Avenue, Nashville, Tennessee 37209.

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117 03 0B 039.00 CO
2601 Hillsboro Pike, Unit C-7, Nashville, Tennessee 37212

A CERTAIN CONDOMINIUM UNIT in Davidson County, Tennessee, described as follows: Unit C-7, in a Horizontal Property Regime as shown on the condominium site plan of The Villager Condominium Apartments, as of record in Book 5200, Page 154, Register's Office for Davidson County, Tennessee.

THE PREMISES herein is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to easements, rights and interest in favor of the other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime of The Villager Condominium Apartments, as of record in Book 5200, Page 154, and Master Deed of record in Book 5434, Page 665 and amended in Book 5487, Page 967; and Charter of record in Book 5441, Page 815, said Register's Office.

Being the same property conveyed to Catherine L. Childs by deed from The Tyler Company, LLC, of record as Instrument No. 20090205-0010178, Register's Office for Davidson County, Tennessee.

This is improved property known as 2601 Hillsboro Pike, Unit C-7, Nashville, Tennessee 37212.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 July 24, 2023.

August 1, 2023
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 1ST day of August, 2023.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

