Karen Johnson Davidson County
Batch# 1040040 DEEDQC
08/18/2023 01:30:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20230818-0064728

Prepared by:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr, 290
Brentwood, TN 37027
B-23-3152

STATE OF TENNESSEE
COUNTY OF Sumner
The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant
Subscribed and sworn to before me, this 9 **day of August , 2023.**

Notary Public
My commission expires: 10/23/23

JOHN BOBBITT
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information:
Elisabeth Sarah Stewart 6004 B Pennsylvania Avenue Nashville, TN 37209	Same as Current Owner	091-02-3M-002.00-CO

QUITCLAIM DEED

For a consideration, the receipt and sufficiency whereof is hereby acknowledged, **Matthew Blossom Mills**, **an unmarried man**, hereinafter the Grantor(s), by these presents, does hereby quitclaim and convey unto **Elisabeth S. Stewart**, **an unmarried woman**, per Final Decree of Divorce in the Circuit Court for Davidson County, Tennessee having Docket # 23D69, hereinafter the Grantee(s), all the interest the Grantor(s) has/have in the following tract or parcel of land in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit B, as established by Declaration of Covenants, Conditions and Restrictions for 6004 Pennsylvania Avenue Townhomes, of record as Instrument No. 20150807-0078937 and being shown on Plat attached thereto as Exhibit "C", 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 Elisabeth Matthew B. Mills and Elisabeth S. Stewart, husband and wife by Warranty deed from Charity R. Lomax, a single woman of record in Instrument No. 20220201-0011507 Register's Office for Davidson County, Tennessee, dated January 27, 2022 and recorded on February 01, 2022.

Matthew Blosson Mills inadvertantly took title as Elisabeth Matthew B. Mills recorded by Warranty deed dated January 27th, 2022 of record in Instrument No. 20220201-0011507 in the Register's Office for Davidson County, Tennessee and recorded on February 01, 2022.

Matthew B. Mills is one in the same as Matthew Blossom Mills.

This property is improved property known as 6004 B Pennsylvania Avenue, Nashville, TN 37209.

Witness my hand this 9 day of August, 2023.

Matthew Blossom Mills

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, **Matthew Blossom Mills,** the undersigned, a notary public in and for said county and state, the within named with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal this 9 day of August, 2023.

Notary
My Commission Expires: 10/23/23

(Notary Seal)

JOHN BOBBITT
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

THIS INSTRUMENT WAS PREPARED USING INFORMATION PROVIDED BY THE PARTIES. PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS WITH REGARD TO THE TITLE OF THE SUBJECT PROPERTY, THE ACCURACY OF THE INFORMATION RECEIVED OR THE VALIDITY OF ANY PLAT OR SURVEY REFERENCED.

Certificate of Authenticity

I, Joshua A. Terry, 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 8/9/2023.

Affiant Signature – Joshua A. Terry

8/11/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 8/11/2023.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27