Karen Johnson Davidson County
Batch# 1061122 DEEDQC
10/17/2023 09:54:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20231017-0081334

QUITCLAIM DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ZERO DOLLARS AND 00/100 ($0.00). Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 16 DAY OF OCTOBER, 2023. HALEY MILLER TENNESSEE NOTARY PUBLIC My Comm Exp. May 3, 2027 COUNTY OF DAVIDSON Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186
Nashville, Tennessee 37209

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES. NO INDEPENDENT TITLE EXAM WAS PERFORMED NOR TITLE OPINION RENDERED.

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
PROPERTY MOORE AVE LLC (NAME)	**NEW OWNER** (NAME)	**105070S00200CO**
505B Moore Avenue Nashville, TN 37203 (ADDRESS)	_____ (ADDRESS)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the **16th** day of October, 2023, the undersigned, **JEFF MATHEWS, A SINGLE MAN** (hereinafter collectively and/ or individually referred to as the "Grantor"), has bargained and sold, and by these presents do transfer and quitclaim to **PROPERTY MOORE AVE LLC, A TENNESSEE LIMITED LIABILITY COMPANY** (hereinafter collectively and/ or individually referred to as the "Grantee"), the Grantee's successors and/ or assigns, all of Grantor's right, title, and interest in and to the following described real estate located in the county of **DAVIDSON**, state of **TENNESSEE,** being commonly known as **505B MOORE AVENUE, NASHVILLE, TENNESSEE 37203** and more particularly described as follows:

Land lying and being in Davidson County, Tennessee, being Unit B, Moore Avenue Townhomes, as shown on the Declaration of Covenants, Conditions, and Restrictions appearing of record in Instrument No. 20141027-0098679, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jeff Mathews, a single man, by Warranty Deed from Red Horse Devco., LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20151019-0106038, dated October 13, 2015, and recorded on October 19, 2015, in the Register's Office for Davidson County, Tennessee.

This improved property more commonly known as: 505B Moore Avenue, Nashville, Tennessee 37203.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the

following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, this instrument has been executed this 16th day of October, 2023.

GRANTOR: JEFF MATHEWS

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **JEFF MATHEWS,** with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the persons whose name(s) are subscribed to this instrument, appear to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 16th day of October, 2023.

Notary Public

My Commission Expires

HALEY MILLER
TENNESSEE NOTARY PUBLIC
My Comm Exp. May 3, 2027
COUNTY OF DAVIDSON

12803-2023-8_635 7 Ave S Unit 215_Quitclaim Deed_Collins Legal, PLC

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, GROVER COLLINS, 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 **10/16/2023**.

Affiant Signature

10/17/2023

Date

State of Tennessee County of Davidson Sworn to and subscribed before me this **17th** day of **October**, 20**23**.

Notary Public

Notary's Seal:

