This instrument prepared by:
Paul Allen England
P.O. Box 458
Decaturville, Tennessee 38329

Karen Johnson Davidson County
Batch# 1070138 DEEDQC
11/13/2023 08:45:57 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20231113-0087840

Address New Owner:	Send Tax Bills To:	Map-Parcel:
Charlotte Mathis, Janet L. Demorest, Lauren M. Demorest, and Ryan E. Demorest 40 Pine Cove Parsons, Tennessee 38363	Charlotte Mathis 40 Pine Cove Parsons, Tennessee 38363	141-12-C-031.00

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is One and No/100 Dollars ($1.00).

Lauren Demorest
AFFIANT

Sworn and subscribed before me this 09th day of ~~April,~~ May 2023.

W. J. Butler
Notary Public

My Commission Expires: 11/2/2026

WILLIE JAMES BUTLER III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

QUITCLAIM DEED

For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, cash in hand paid, **CHARLOTTE MATHIS,** (the "Grantor") does hereby quitclaim unto **CHARLOTTE MATHIS, JANET L. DEMOREST, LAUREN M. DEMOREST, and RYAN E. DEMOREST, as Joint Tenants with Right of Survivorship** (collectively, the "Grantee"), their heirs and assigns, the following described tract or parcel of real property located in Davidson County, Tennessee, and being more particularly described as follows ("Property"):

Map & Parcel 141-12-0C-031.00

BEING Lot No. 31 on the Plan of Riverbend Estates of record in Book 6900, pages 504 and 505 and as amended in Book 7465, page 833, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

This being the same property conveyed to John Mathis and wife, Charlotte Mathis by Warranty Deed of recorded in Instrument No. 200006230051603 in the Register's Office of Davidson County, Tennessee. John Mathis died December 1, 2020 survived by his wife, Charlotte Mathis.

This Deed was prepared based on information provided by the parties and without the benefit of a survey and title examination and therefore the preparer makes no certification as to the validity of the title.

Grantor does hereby quitclaim and convey unto Grantee, their heirs, successors and assigns, all of Grantor's right, title and interest in and to the Property. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 16 day of ~~April~~ June, 2023.

GRANTOR:

Charlotte M Mathis

CHARLOTTE MATHIS

STATE OF TENNESSEE)
COUNTY OF DECATUR)

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

Witness my hand and seal, at Office, this 16 day of ~~April~~ June, 2023.

Diana McCaslin

Notary Public

My Commission Expires: 4/7/2026

DIANA MCCASLIN
STATE OF TENNESSEE NOTARY PUBLIC
STATE AT LARGE