This instrument prepared by:
LAW OFFICE OF TONI WAYNICK RUTGERSON
200 Nashboro Blvd
P.O. Box 17116
Nashville, TN 37217
(615) 885-5707

Karen Johnson Davidson County
Batch# 1079094 DEEDQC
12/06/2023 02:51:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20231206-0094410

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Gailyn Farmer **5308 Hickman** **Memphis, TN 38118**	**To New Owner**	**018 16 0 056.00**

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND THE PREPARER SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY TITLE EXAMINATION, SETTLEMENT OR TAX RELATED COUNSEL.

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **CHARLES MIKE MATTHEWS,** hereinafter called "Grantor", for and in consideration of Ten and 00/100 Dollars ($10.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, hereby releases, remises forever and quitclaims unto **GAILYN M. FARMER,** her heirs and assigns, all of Grantor's right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

TENTH District, Situated in the Town of Goodlettsville, Tennessee, on the West side of Bell Street beginning at a point in the center of Bell Street and running with center of said street, S. 68 feet; thence W. 109 feet, more or less, to Burton's line; thence N. with Burton's line 68 feet; thence E. 109 feet, more or less, to the beginning.

Being the same property conveyed to Gailyn M. Farmer, Terry R. Matthews, Winole E. Wills, Lois C. Matthews, Charles Mike Matthews, Rhoda Lynette Matthews, and Tony Elliot Matthews by deed from Charlie Ray Matthews of record as Book 5280, page 529 in the Register's Office for Davidson County, Tennessee. Charles Ray Matthews and Charlie Ray Matthews are one and the same person. Terry R. Matthews having died intestate, his interest vested in Ruthie Matthews, a $^{1}/_{21}$ undivided fee simple interest ($^{1}/_{3}$ of Terry R. Matthews' interest), Terrance Wilburn, a $^{2}/_{63}$ undivided fee simple interest ($^{2}/_{9}$ of Terry R. Matthews' interest), Terri Nicole Matthews, a $^{2}/_{63}$ undivided fee simple interest ($^{2}/_{9}$ of Terry R. Matthews' interest), and Terry Matthews, Jr., a $^{2}/_{63}$ undivided fee simple interest ($^{2}/_{9}$ of Terry R. Matthews' interest), by operation of law, consistent with the Affidavit of Heirship of record as Instrument No. 20231204-0093340 R.O.D.C.

Rhoda Lynette Matthews having died intestate, her interest vested in Hope E. Matthews, a 1/14 undivided fee simple interest (1/2 of Rhoda Lynette Matthews' interest) and Breaonna Hargis, a 1/14 undivided fee simple interest (1/2 of Rhoda Lynette Matthews' interest), consistent with the Affidavit of Heirship of record as Instrument No. 20231204-0091341 R.O.D.C.

This is unimproved property commonly known as:
420 Bell Street
Goodlettsville, TN 37072

Grantor makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantee agrees that the property conveyed hereby, including improvements located thereon, is conveyed by Grantor and accepted by Grantee in an "as is, where is" and "with all faults" condition.

This conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property or which a visual inspection of the property would reveal, insofar as same are presently binding thereon, including but not limited to any easements apparent from an inspection of said 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.

This conveyance is further made subject to real property taxes for 2023 and subsequent years.

STATE OF TENNESSEE
COUNTY OF WILSON

The actual consideration or value, whichever is greater for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 5 day of December, 2023.

Notary Public

CAITLIN MARIE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 03, 2025

IN WITNESS WHEREOF I have hereunto set my hand on this the 25 day of August, 2023.

Charles M. Matthews.
CHARLES MIKE MATTHEWS

I, Shawn Matthews, am the spouse of Charles Mike Matthews and join in this conveyance for the purpose of conveying any marital interest I may have in the within described property, if any.

Shawn Matthews
SHAWN MATTHEWS

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 Charles Mike Matthews and Shawn Matthews, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Quitclaim Deed for the purposes therein contained.

Subscribed and sworn to before me this 25 day of August, 2023.

Notary Public
My Commission Expires: 05/1/2027

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

CERTIFICATION

I, Rebecca Waynick, do hereby make oath that I am a licensed attorney 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 August 25, 2023.

Affiant Signature Date 12/6/2023

State of Tennessee; County of Davidson
Sworn to and subscribed before me on this 6 day of December, 2023,

Notary Public
My Commission Expires:

