This Instrument Prepared By:	ADDRESS PROPERTY OWNER AS FOLLOWS:	PERSON/ENTITY RESPONSIBLE FOR TAX BILL:
Kara L. Stevens, Esq. SHOPE AND ASSOCIATES, PLLC 9724 Kingston Pike, Ste 1200 Knoxville, TN 37922 File: TG-A	Carlos Santana Matlock 1733 25th Ave N Nashville, TN 37208	Same as owner. **Parcel ID: 81-10-120**

Karen Johnson
Batch # 1083538
12/19/2023 09:57:36 AM
Fees: $18.00 Taxes: $370.00

Davidson County
DEEDQC
3 pgs

20231219-0097639

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **CALVIN DARNELL MATLOCK AS SOLE HEIR-AT-LAW AND CARLOS SANTANA MATLOCK, A/K/A C. SANTANA MATLOCK AS PERSONAL REPRESENTATIVE OF THE ESTATE OF CHARLENE MATLOCK,** hereinafter called the Grantor(s), do/does hereby transfer their interest unto

CARLOS SANTANA MATLOCK,

hereinafter called Grantee(s) their successors and assigns, the following described real estate:

Land in Davidson County, Tennessee, being Lot No. 48 on Map of Cobb's Subdivision of Lot No. 6 of Harding Bosley Tract, as of record in Book 161, Page 155, Register's Office for Davidson County, Tennessee.

Said Lot No. 48 fronts 75 feet on the Northerly side of Delk, formerly Martha Street and runs back 150 feet, more or less, on the Westerly line and 154.7 feet on the Easterly line, with the Westerly margin of 25th Avenue North, to an alley, measuring 39.3 feet thereon.

BEING the same property conveyed to Charlene Matlock from Wells Fargo Bank Minnesota, N.A., as Trustee for registered Holders of Option One Mortgage Loan Trust 2001-A, Asset-Backed Certificates, Series 2001-A, by Special Warranty Deed dated August 3, 2004 and of record on August 31, 2004 in Instrument No. 20040831-0105438 in the Register's Office for Davidson County, Tennessee.

BY EXECUTION OF THIS INSTRUMENT, Grantor herein makes oath that Charlene Matlock died intestate on or about July 10, 2021 leaving Calvin Darnell Matlock as her sole heir-at-law as he was her only child and she was unmarried at the time of her death. See Docket No. 23P437 in the Circuit Court of Davidson County, Tennessee (Probate Division).

The preparer of this instrument makes no representation as to status of title, having prepared the instrument without the benefit of a title search.

IN WITNESS WHEREOF, the Grantor(s) have caused this instrument to be executed effective the 8 day of DECEMBER, 2023.

Calvin Matlock

Calvin Darnell Matlock

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, **Calvin Darnell Matlock,** the within named bargainor/s, with whom I am personally acquainted and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 8 day of DECEMBER, 2023.

Commission Expires: Jan 8 24

WAYNE PARKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires Jan. 08, 2024

Notary Public

Carlos Santana Matlock

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, **Carlos Santana Matlock,** the within named bargainor/s, with whom I am personally acquainted and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 8 day of OCTOBER, 2023.

Commission Expires: Jan 8 24

WAYNE PARKER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Commission Expires Jan. 08, 2024

Notary Public

CONSIDERATION AFFIDAVIT

I, or we, hereby swear or affirm that the actual consideration for this transfer is $100,000.00.

AFFIANT

Subscribed and sworn to before me this 8 day of OCTOBER, 2023.

Notary Public: My Commission Expires: Jan 8 24

WAYNE PARKER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Commission Expires Jan. 08, 2024