THIS INSTRUMENT PREPARED BY:

Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd
Suite 130
Nashville, TN 37215

No title search was performed in preparation of this Quitclaim Deed.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is: $0.00.

Affiant

Subscribed and sworn to before me, this 12 day of December, 2023.

Notary Public

My Commission Expires: _____

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024

Karen Johnson
Batch # 1085618
12/27/2023 09:58:53 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20231227-0099220

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Sara Mathes and Jeffrey Mathes 5148 Hilson Road Nashville, TN 37211	New Owner	Map and Parcel No.: 161-07-0-117.00 161-07-0-118.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Sara Moon and Jeffrey Mathes, as tenants in common with right of survivorship** (hereinafter collectively referred to as the "Grantor") do hereby quitclaim, transfer and convey to **Sara Mathes and Jeffrey Mathes, wife and husband**, their heirs and assigns, all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Tract 1

Land in Davidson County, Tennessee, being Lot 39, Section One, McMurray Woods Addition, as shown on plat of record in Plat Book 4675, Pages 6 and 7, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Sara Moon and Jeffrey Mathes, as tenants in common with right of survivorship by Warranty Deed from Rebekah Stewart and Benjamin Stewart, wife and husband, dated June 26, 2019 and recorded on July 9, 2019 in Instrument No. 20190709-0066485, in the Register's Office of Davidson County, Tennessee.

This is improved property known as: **5148 Hilson Road, Nashville, TN 37211.**

Tract 2

Land in Davidson County, Tennessee, being Hilson Drive, 76 X 195 x IR, Field Book Number 6DU 63558, Map and Parcel 161-7-118, Davidson County, Tennessee.

Being the same property conveyed to Sara Moon and Jeffrey Mathes, as tenants in common with right of survivorship by Quitclaim Deed from Benjamin Stewart and Rebekah Stewart, husband and wife, dated June 26, 2019 and recorded on July 9, 2019 in Instrument No. 20190709-0066484, in the Register's Office of Davidson County, Tennessee.

This is unimproved property known as: **0 Hilson Road, Nashville, TN 37211.**

The purpose of this Quitclaim Deed is to assign Map and Parcel Number 161-07-0-117.00 to both Tract 1 and Tract 2.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is conveyed with any liens, restrictions, conditions and easements currently of record. However, this instrument was prepared without the benefit of a title search. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12 day of December, 2023.

Sara Moon

Jeffrey Mathes

CECILIA NOEMI GOMEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-11-2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at Office, this 12 day of December, 2023.

Notary Public

My Commission Expires: 01.11.23