QUITCLAIM DEED

Karen Johnson Davidson County
Batch # 1087847 DEEDQC
01/03/2024 09:48:48 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20240103-0000530

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF December, 2023.

Notary Public

MY COMMISSION EXPIRES: 7/9/24 (AFFIX SEAL)

JOHN DAVID WICKER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 9, 2024

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
James Mathis	**New Owner**	
(NAME) **4308 Brush Hill Rd.,**	(NAME)	**83-5-403.00**
(ADDRESS) **Nashville, TN 37216**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARY VIRGINIA SPARKMAN,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **JAMES MATHIS** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the easterly 65 feet of the southerly 70 feet of Lot No. 3 and the easterly 65 feet of the northerly 40 feet of Lot No. 2 in the Subdivision of the C. F. Ordway Home Place, as of record in Plat Book 57, Page 88, Register's Office for said County.

Said parts of Lots Nos. 2 and 3 front 65 feet on the southerly side of Stratton Avenue and run back between parallel lines 110 feet to a dead line.

Being the same property conveyed to James S. Mathis, Jr. and Mary Virginia Sparkman by Executor's Deed as of record in Instrument No. 20230214-0010724, Register's Office for Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **1410 Stratton Avenue, Nashville, Tennessee 37206**.

Witness my/our hand(s) this the 28 day of December, 2023.

Mary Virginia Sparkman

Mary Virginia Sparkman

STATE OF Tennessee
COUNTY OF Robertson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARY VIRGINIA SPARKMAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of December, 2023.

Heather C Fisher

Notary Public
My Commission Expires: 3/3/2027
(SEAL)

HEATHER C FISHER
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires 03-03-2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212