Karen Johnson
Batch # 1089667
01/09/2024 08:15:05 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDWARR
3 pgs
20240109-0001706

Prepared by and return to:
PATTERSON BRAY PLLC
8001 Centerview Parkway, Ste. 103
Memphis, Tennessee 38018
(901) 372-5003

Map & Parcel: 144 06 0 017.00

WARRANTY DEED

Property Address & New Owner:	*	Mail Tax Statement to:
KEVIN MATUSZEK or	*	Kevin Matuszek
CHRYSTIN MATUSZEK, Trustees of the	*	Chrystin Matuszek
MATUSZEK REVOCABLE LIVING TRUST	*	1107 Chickering Park Drive
1107 Chickering Park Drive	*	Nashville, TN 37215
Nashville, TN 37215	*	

The **GRANTORS, CHRYSTIN MATUSZEK and KEVIN MATUSZEK, wife and husband,** as tenants by the entirety, for and in consideration of Ten Dollars ($10.00), cash in hand paid, together with other good, valuable, and satisfactory consideration, the receipt of all of which is hereby acknowledged, do hereby bargain, sell, convey, and confirm the below-described property to:

KEVIN MATUSZEK or CHRYSTIN MATUSZEK, Trustees of the MATUSZEK REVOCABLE LIVING TRUST, dated December 13, 2023

The MATUSZEK REVOCABLE LIVING TRUST is a trust qualifying under Tenn. Code Ann. § 35-15-510, or any amendment thereto, as a "Tenancy by the Entirety Trust" designated to receive and own property titled as tenancy by the entirety prior to a transfer to the trust.

Said real estate is located in Davidson County, Tennessee, and is more particularly described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 15, on the Plan of Section Two, Chickering Park, of record in Book 2663, Page 73, in the Register's Office for said County, to which plat reference is hereby made for a more complete description.
>
> Being the same property conveyed to CHRYSTIN MATUSZEK and KEVIN MATUSZEK, wife and husband, by Warranty Deed of record at Instrument No. 20201030-0126560 in the Register's Office of Davidson County, Tennessee.
>
> This conveyance is made subject to restrictions, dedications, conditions, reservations, easements and other matters shown and recorded in Plat Book 2663, Page 73; covenants, conditions and restrictions of record; all of record in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Trustees or any Successor Trustees and assigns in fee simple forever.

The Grantors do hereby covenant with said Trustees or any Successor Trustees that they are lawfully seized in fee of the aforedescribed real estate; that they have a good right to sell and convey the same; and that they warrant and will forever defend against the lawful claims of all persons the title and quiet possession thereto.

SAID TRUSTEES OR ANY SUCCESSOR TRUSTEES TO HAVE the full power to sell, mortgage, rent, lease and convey, without the purchaser, lender, mortgagee, or tenant being required to see to the distribution and application of any proceeds of sale, loan or rent.

No abstract or survey was furnished for preparation of this instrument. The preparer of this deed makes no representation as to the status of title to the property described hereto. This deed has been prepared solely from information furnished to the preparer, who makes no representation whatsoever other than it has been accurately transcribed from the information provided.

IN TESTIMONY WHEREOF, this instrument has been executed this 18th day of December, 2023, by the undersigned.

CHRYSTIN MATUSZEK

KEVIN MATUSZEK

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared **CHRYSTIN MATUSZEK and KEVIN MATUSZEK**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as a free act and deed.

WITNESS my hand and Notarial Seal at office this 18th day of December, 2023.

NOTARY PUBLIC

My Commission Expires: 12/21/2024



THIS TRANSFER IS EXEMPT FROM THE PAYMENT OF ANY TRANSFER TAX AS PROVIDED IN TENN. CODE ANN. § 67-4-409(a)(1)(C)(vi).

STATE OF TENNESSEE

COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is Ten Dollars ($10.00).

AFFIANT

Subscribed and sworn to ~~before~~ me this 18th day of December, 2023.

NOTARY PUBLIC

My Commission Expires: 12/21/2024

