Karen Johnson Davidson County
Batch# 1093217 DEEDQC
01/24/2024 09:14:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240124-0004586

PREPARED BY:

Robert J. Hazard, Esq.
HAZARD LAW, PLLC
105 WESTWOOD PLACE, STE. 110 | BRENTWOOD, TN 37027
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WWW.HAZARD.LAW

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

AFFIANT

Subscribed and sworn to before me on this day, January 23, 2024.

Notary Public

My Commission Expires: _____

COURTNEY M. HALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 09/19/2027

New Owner Address:
Mathis Family Trust
4609 Lealand Lane
Nashville, TN 37220

Send Tax Bills To:
Same

Map-Parcel Number:
132-13-D-100CO

QUITCLAIM DEED

Jeff H. Mathis and Angela B. Mathis, husband and wife (collectively, "Grantor"), for consideration of $10.00, hereby release, remise, and quitclaims to Jeffery Harold Mathis and Angela Brown Mathis, Co-Trustees of the **Mathis Family Trust**, dated January 23, 2024 ("Grantee"), all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, **January 23, 2024**.

Jeffery H. Mathis

Angela B. Mathis

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Jeffery H. Mathis and Angela B. Mathis**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the foregoing instrument as such persons' free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, January 23, 2024.

Notary Public

My Commission Expires: _____

COURTNEY M. HALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 09/19/2027

EXHIBIT A

Being all of Unit No. 1 as shown on Exhibit B of the Declarations of Covenants, Conditions and Restrictions for Lealand Woods, a Horizontal Property Regime with Private Elements, according to plat and survey appearing of record in Instrument No. 20150902-0089484, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Jeff H. Mathis and Angela B. Mathis, husband and wife, from Construct-All USA, Inc., a Tennessee corporation, by deed of record in Instrument No. 20170801-0077890, Register's Office for Davidson County, Tennessee.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 4609 Lealand Lane, Nashville, TN 37220.

~~Elizabeth Greene~~ **CERTIFICATE OF AUTHENTICITY**

I, ~~Robert J. Hazard~~, Esq., do hereby make oath that I am a licensed attorney and 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 January 23, 2024.

Affiant Signature

1/23/2024
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day,
January 23, 2024.

Courtney M. Hall
Notary Public

My Commission Expires: _____

COURTNEY M. HALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 03/19/2027