Karen Johnson Davidson County
Batch # 1094600 DEEDQC
01/26/2024 08:31:25 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240126-0005303

THIS INSTRUMENT PREPARED BY:
Martin Heller Potempa & Sheppard
2122 21st Avenue South
Nashville, Tennessee 37212
(615) 800-7096

This Deed was prepared based on information provided by the parties and no independent title examination was prepared.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is: $10.00

GREGORY S. MATTHEWS, AFFIANT

Subscribed and sworn to before me, this 12th day of January 2024.

NOTARY PUBLIC

My Commission Expires: 01-04-27

JESSICA ANN CLEGG STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON COMM. EXPIRES JANUARY 4, 2027

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
GREGORY STEWART MATTHEWS, TRUSTEE 9207 Sawyer Brown Rd. Unit O-8 Nashville, TN 37221	New Owner	Map and Parcel No.: 142 01 0A 102.00

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, Gregory S. Matthews, ("Grantor") do hereby quitclaim, transfer and convey unto Gregory Stewart Matthews, Trustee of the Gregory Stewart Matthews Revocable Trust, created January 12, 2024, its successors and assigns, all of my right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below.

This is improved property known as 9207 Sawyer Brown Road, Unit O-8, Nashville, Tennessee 37221, and more particularly described as follows:

Unit No. O-8, together with the carport designated No. O-8-C in River Plantation, Section One, a Condominium, a Horizontal Property Regime, located on Highway 70 South, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantation, Section One,

Condominium Apartments, recorded in Book 4460, page 59, of the Register's Office for Davidson County, Tennessee, and described in a Master Deed, recorded in Book 4562, page 474, of the Register's Office of Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners, and tenants of River Plantation, Section One, Condominium Apartments, contained in the Master Deed, and the By-Laws appended hereto, recorded in Book 4562, page 474, of the Register's Office for said County, are incorporated in this deed by reference and made part hereof the same as though copied herein.

Being the same property conveyed to Gregory S. Matthews from Lisa Doster, Executrix of the Estate of Charlsie Matthews, by Quitclaim Deed recorded in the Register's Office of said county and state at Instrument No. 20210929-0130464.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 12th day of January 2024.

Gregory S. Matthews, Grantor

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Gregory S. Matthews**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 12th day of January 2024.

Notary Public

My Commission Expires: 01-04-27

JESSICA ANN CLEGG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JANUARY 4, 2027