Subject & Property Address: 1107 Birdsall Street, Old Hickory, TN 37138

Map & Parcel: 044-15-0/397.00

Karen Johnson
Batch # 1137307
05/20/2024 01:49:11 PM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240520-0037418

New Owner & Address:
Lindsey E. Owen
1107 Birdsall Street
Old Hickory, TN 37138

Send Tax Bill to:
Lindsey E. Owen
1107 Birdsall Street
Old Hickory, TN 37138

This instrument was prepared by: **Virginia L. Story**, Attorney at Law
136 Fourth Avenue South, Franklin, TN 37064
(615) 790-1778; Facsimile (615) 790-7468

Based on information provided by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein. The parties have specifically waived performance of a title search, title opinion letter, or title insurance by the preparing attorney.

QUITCLAIM DEED

For the express purpose of making a reconveyance to create a fee simple title in accordance with the Final Decree of Divorce, entered on March 6, 2024, Williamson County Chancery Court, Case Number 23CV-53090, and for good and valuable consideration, and no monetary consideration, I, **Matthew Lee Andrews, a single person**, hereby quitclaim and convey to **Lindsey Elizabeth Owen, a single person** all the right, title and interest I may have, if any, in and to the following described real property located in Davidson County, Tennessee, to wit:

> Land in Davidson County, Tennessee, Being Lot No. 33 of Section "B" on the Plan of E. I. DuPont de Nemours and Company's Subdivision, as of record in Book 1424, page 67, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 33 fronts 56 feet on the Easterly side of Birdsall Street and extends back between parallel lines 88.3 feet to a dead line.
>
> Being the same property conveyed to Matthew Andrews, and wife, Lindsey Andrews, of record ID: 20160721-0075270, Register's Office for Davidson County, Tennessee recorded July 21, 2016.

The property conveyed herein is transferred subject to such easements, limitations, encumbrances, restrictions and all matters of record in the Davidson County Register's Office, and otherwise, as may affect the premises including the following:

All matters shown on the Plan of record in Book 1424, page 67, Register's Office for Davidson County, Tennessee; Telephone line easement of record in Book 662, page 743, said Register's Office; Right-of-way easement of record in Book 626, page 556, said Register's Office.

This improved property is known as 1107 Birdsall Street, Old Hickory, TN 37138.

IN WITNESS WHEREOF I have hereunto set my hand this 22 day of March, 2024.

Matthew Lee Andrews

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Matthew Lee Andrews** within named bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF I have hereunto set my hand this 22 day of March, 2024.

Lindsey T. Brown
NOTARY PUBLIC

LINDSEY T. BROWN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

10/06/2024
My Commission Expires

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The transfer tax on this transfer is exempt under the provisions of § 67-4-409, et. seq., of the Tennessee Code Annotated.

Matthew Lee Andrews, Affiant

Sworn to and subscribed before me this 22 day of March, 2024.

Lindsey T. Brown
NOTARY PUBLIC

LINDSEY T. BROWN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

10/06/2024
My Commission Expires

The actual consideration or value, whichever is greater, is $0.