Subject & Property Address: 120 W Marthona Road, Madison, TN 37115

Map & Parcel: 042-15-0-033.00

New Owner & Address:
Lindsey E. Owen
120 W Marthona Road
Madison, TN 37115

Send Tax Bill to:
Lindsey E. Owen
120 W Marthona Road
Madison, TN 37115

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 Nos. 35, 36, 37 and 38, Block C on the Plan of Marthona, not of record, and described according to a survey made by J.A. Mefford, Surveyor, December 1937, as follows:

Beginning at a point in the Westerly margin of Ezell Road West, now Marthona, 650.3 feet South of the Southerly margin of Old Hickory Boulevard, said point being the intersection of the common line of Lot Nos. 34 and 35, running thence Southerly along the Westerly margin of Ezell Road West 100 feet; thence Westerly and at right angles to Ezell Road West 275 feet; thence Northerly and parallel to the first course 100 feet; thence Easterly 275 feet to the point of beginning.

Being the same property conveyed to Matthew Andrews and Lindsey Andrews, Husband and Wife, of record ID: 20170830-0089196, Register's Office for Davidson County, Tennessee recorded August 30, 2017.

This improved property is known as 120 W Marthona Road, Madison, TN 37115.

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

Matthew Lee Andrews

Karen Johnson
Batch # 1137307
05/20/2024 01:49:11 PM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240520-0037419

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. B
NOTARY PUBLIC

10-06-2027
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. B
NOTARY PUBLIC

10/6/2024
My Commission Expires

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