Karen Johnson Davidson County
Batch# 1138638 DEEDQC
05/23/2024 12:16:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20240523-0038498

QUITCLAIM DEED

MAIL RECORDED DEED TO:

WILLIAM MCQUEEN
LEGACY PROTECTION LAWYERS, LLP
100 2ND AVENUE S., SUITE 900
ST. PETERSBURG, FL 33701

OWNER (SEND TAX BILLS TO):

NASH816, LLC
6341 TIDEWATER ISLAND CIRCLE
FORT MYERS, FL 33908

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, GARY F. MATTER and SUSAN P. MATTER, husband and wife (herein, "Grantor"), whose address is 6341 Tidewater Island Circle, Fort Myers, FL 33908, hereby bargains, sells, remises, releases, quit claims and conveys to NASH816, LLC, a Florida limited liability company (herein, "Grantee"), whose address is 6341 Tidewater Island Circle, Fort Myers, FL 33908, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 816 Inverness Avenue, Nashville, TN 37204

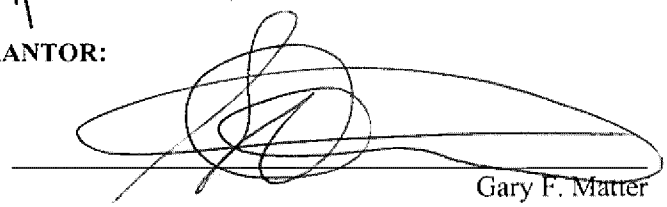
No recordation tax is due on this transaction pursuant to T.C.A. Section 67-4-409(a)(4) as it is a transfer by quitclaim deed for no consideration.

PIN NO: 118-02-0-045

This Instrument Prepared By: REGINALD P. HARRION, ESQ.
C/O U.S. DEEDS, P.A.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

WITNESS my hand and seal this 30th day of April, 2024.

GRANTOR:



Gary F. Matter

STATE OF Florida
COUNTY OF Lee

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Gary F. Matter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of April, 2024.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 4/10/27

Amaya Kimplen
Comm.: HH 384852
Expires: April 10, 2027
Notary Public - State of Florida

GRANTOR:

Susan P. Matter

STATE OF Florida
COUNTY OF Lee

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Susan P. Matter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of April, 2024.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 4/10/27

OATH OF CONSIDERATION

STATE OF Florida
COUNTY OF Lee

The actual consideration for this transfer is $50.00.

Grantee:

Nash816, LLC, a Florida limited liability company

By: _____
Printed Name: Gary Fred Matter
Title: Member

Subscribed and sworn to under oath before me, this 30th day of April, 2024 by Gary Matter, as Member of Nash816, LLC, a Florida limited liability company.

[Affix Notary Seal]

_____
SIGNATURE OF NOTARY PUBLIC
My commission expires: 4/10/27

Amaya Kimplen
Comm.: HH 384852
Expires: April 10, 2027
Notary Public - State of Florida

EXHIBIT A

[Legal Description]

Land in Davidson County, Tennessee, being the southerly 151 feet of Lot No. 26 on the Plan of Caswell Rose Home Property Subdivision, as of record in Book 974, Page 50, Register's Office for Davidson County, Tennessee.

Said part of said Lot No. 26 fronts 55 feet on the northerly margin of Inverness Avenue and runs back between parallel lines 151 feet to a dead line.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, as Instrument No. 20170615-0060029 on June 15, 2017.

PIN NO: 118-02-0-045

STREET ADDRESS:

816 Inverness Avenue, Nashville, TN 37204

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

23-084562 (DS)

Tennessee Certification of Electronic Document

I, Debra Salce, do hereby make oath that I am a licensed attorney and/or 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 4/30/24 (date of document).

Affiant Signature

12-28-23
Date

State of Florida

County of Hillsborough

Sworn to and subscribed before me this 28th day of December, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 9/20/2025

NOTARY'S SEAL

Notary Public State of Florida
Angela N Guiler
My Commission
HH 156837
Exp. 9/20/2025