Name and Address of New Owner:
Verleria A. Matthews and Lenora Bryant
3016 Ewingdale Drive
Nashville, TN 37207

Send Tax Bills To:
Same as new owner

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Karen Johnson Davidson County
Batch# 1145649 DEEDQC
06/11/2024 10:18:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240611-0043602

Map & Parcel No: 059-04-0A-068.00-CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Verleria A. Matthews and Johnnie L. Woods** , "the Grantors," convey and quitclaim unto **Verleria A. Matthews, a single woman, and Lenora Bryant, a married woman, as tenants in common** , "the Grantees," all my right, title, and interest, if any, to the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 49 on the Plan of Final Plat of Phase 3, Brookview Subdivision of record in Plat at Instrument No. 20050928-0116190, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Verleria M. Mallory and husband, Ramon Mallory by Warranty Deed from Centex Homes, a Nevada General Partnership of record in Instrument No. 20060228-0022999 Register's Office for Davidson County, Tennessee, dated February 22, 2006 and recorded on February 28, 2006.

Being the same property conveyed to Verleria Mallory by Quitclaim Deed from Ramon Mallory of record in Instrument No. 20181102-0108600 Register's Office for Davidson County, Tennessee, dated January 25, 2016 and recorded on November 02, 2018.

The Final Decree of Divorce of the parties styled: Verleria Mallory V. Ramon Mallory filed in the Fourth Circuit Court of Davidson County, Tennessee, Docket No. 13D2761.

Being the same property conveyed to Verleria A. Matthews and Johnnie L. Woods by Quitclaim Deed from Verleria Mallory n/k/a Verleria A. Matthews of record in Instrument No. 20181102-0108601 Register's Office for Davidson County, Tennessee, dated October 30, 2018 and recorded on November 02, 2018.

GRANTORs, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantors have executed this Quitclaim Deed on the 31st day of May, 2024.

Verleria A. Matthews (SEAL)
Verleria A. Matthews

Johnnie L. Woods (SEAL)
Johnnie L. Woods

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of June, 2024, before me personally appeared Verleria A. Matthews and Johnnie L. Woods, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such persons' free act and deed.

Witness my hand, at office, this ~~31st~~ 6th day of ~~May~~ June, 2024.

Notary Signature
My commission expires:

CHELSEA L. MOORE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 10/04/2027
DAVIDSON COUNTY

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ **0**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 6 day of June, 2024.

Notary Signature
My commission expires: 5-9-26

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 6.6.24.

Affiant Signature

6.6.24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 6 day of June, 2024.

Notary Signature

My Commission Expires: 5-9-26

