Karen Johnson Davidson County
Batch# 1145658 DEEDQC
06/11/2024 10:34:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240611-0043616

THIS INSTRUMENT WAS PREPARED FROM INFORMATION PROVIDED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.	STATE OF TN COUNTY OF Rutherford The actual consideration or value, whichever is greater, for this transfer is $-0. Affiant Subscribed and sworn to before me, this 7 day of June, 2024. Notary Public My commission expires: 11.17.24

ANGELA GRACE VANCE
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY:
SIGNATURE TITLE SERVICES, LLC
636 GRASSMERE PARK
NASHVILLE, TN 37211

QUITCLAIM DEED

	Send Tax Bills To:	Map-Parcel Numbers:
Matthew Seibert	**New Owner**	**043-07-0-099.00**
245 Redbud Circle		
Manchester, TN 37355		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **I/we Mattew Seibert,** GRANTOR(S)", by these presents, do hereby quitclaim and convey unto **Austin Reynolds** herein called "GRANTEE(S)", her/his/their successors, heirs and assigns all of their right, title and interest in and to a certain tract or parcel of land described as follows:

Being a tract or parcel of land located in Davidson County, Tennessee, said tract being the same property conveyed to Jim Sweeney Construction, Inc., a Tennessee corporation, by deed of record in Book 8040, Page 739, R.O.D.C., being Lot 45, Block A, as shown on the plan of Eller and VanDiver's Subdivision of p/o Lot 10 of the Anderson Estates, not of record, and being more particularly described as follows:

Beginning at a point located on the easterly Right-of-Way line of Rio Vista Drive, said point being the southwesterly corner of property (Lot 46) conveyed to James S. Sweeney, Jr. and James S. Sweeney III by deed as evidenced in Instr. #20061010-0126005, R.O.D.C., and being the northwesterly corner of the herein described tract, Thence, with the above described Sweeney property N65 deg 47 min 00 sec E, passing an existing iron pin near the top of the bluff, a total distance of 164.94 feet to a point, Thence, along the westerly bank of the Cumberland River S24deg l2min 30sec E, approximately 50.00 feet to a point,

Thence, with the northerly line of property (Lot 44) conveyed to HomePlacers LLC, a Tennessee limited liability company, by deed as evidenced in Instr. #20171010-0103612, R.O.D.C., S65deg47min0OsecW, passing an existing iron pin near the top of the bluff, a total distance of 164.93 feet to an iron rod (old), Thence, with the easterly Right-of-Way line of Rio Vista Drive N 24 deg 13 min 00 sec W, 50.00 feet to an iron rod (old) and the point of beginning. Containing approximately 0.19 acre, being the same more or less.

Being the same property conveyed Matthew Seibert by warranty deed from Jason Kleve and Dewayne Beard, of record as Instrument No. 20240227-00713293, Register's Office for Davidson County, Tennessee.

This is s Uimproved property known as: 374 Rio Vista Drive Lot 45, Madison TN 37115

WITNESS my/our hand(s) this 7 day of June, 2024.

Mattew Seibert

STATE OF TN

COUNTY OF Rutherford

Personally appeared before me, a Notary Public of said County and State I//We **Mattew Seibert,** the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7 day of June, 2024.

Notary Public

My Commission Expires: 11-17-24

ANGELA GRACE LANCE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

202406110043616

Certificate of Authenticity

I, Katie Smith, 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

6/7/24.

Date

Affiant Signature

6/7/24

Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 7 day of June, 2024.

Notary's Signature

ANGELA GRACE VANCE
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 11/7/24

Date

Notary's Seal (if on paper)