Karen Johnson Davidson County
Batch# 1147781 DEEDQC
06/17/2024 10:55:30 AM 3 pgs
Fees: $18.00 Taxes: $318.20
20240617-0045115

QUITCLAIM DEED

ZANA C PETTY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $86,000.00

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF JUNE, 2024

_____
Notary Public

MY COMMISSION EXPIRES: 2.2.26

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 24-0178

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Raquel Mathis Carpenter and husband, Joshua L. Carpenter	NEW OWNER	Map: 05303040300
(NAME) 1610 Bondurant St	(NAME)	
(ADDRESS) Old Hickory, TN 37138	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JIMMY LEE MATHIS, JR. AND RAQUEL MATHIS CARPENTER,

HEREINAFTER CALLED THE GRANTORS, AND BY THESE PRESENTS DO QUITCLAIM AND CONVEY UNTO

RAQUEL MATHIS CARPENTER AND HUSBAND, JOSHUA L. CARPENTER,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF OUR INTEREST IN THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE LOCATED IN DAVIDSON COUNTY, TENNESSEE:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit;

Being Lot No. 46 on the revised map of Section "F" (erroneously typed as feet in prior deed of record) of Village of Old Hickory, TN as shown on plan of record in Book 1424, Page 131, Register's Office for Davidson County, to which plat reference is made for an accurate and more complete description: Property being located on the Northwest corner of the intersection of 17th and Bondurant Street containing 0.29 acres, more or less.

Being the same property conveyed to Jeanette C. Mathis, by deed from DLJ Mortgage Capital REO, LLC, of record in Instrument No. 20041216-0149532, dated October 28, 2004, Register's Office for said County. The said Jeanette C. Mathis died intestate on May 1, 2020 leaving as Sole Heirs the Grantors herein. See also Affidavits of Heirship of record in Instrument No. 20240206-0008201 and Affidavit of Heirship of record in Instrument No. 20240531-0040467, said Register's Office. See also Probate No. 20P1233 of record in Probate Court of Davidson County, Tennessee.

This is improved property, known as 1610 Bondurant St, Old Hickory, TN 37138
(House No.) (Street) (P.O. Address) (City) (Postal Zip)

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 11th day of June, 2024.

Jimmy Lee Mathis, Jr.

Raquel Mathis Carpenter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jimmy Lee Mathis, Jr. and Raquel Mathis Carpenter with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 11th day of June, 2024.

My Commission Expires: 3-3-26

Notary Public

ZANA C PETTY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

Certification of Recorded Documents

I, Karen Suggs, 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 June 11, 2024.

(AFFIANT) – Karen Suggs

06/11/2024
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 11th day of June, 2024.

My commission expires: 3.2.26

Notary Public

ZANA C PETTY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON