Karen Johnson Davidson County
Batch# 1151084 DEEDQC
06/26/2024 11:48:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240626-0047880

This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (AJS)
1600 West End Avenue, Suite 1750
Nashville, TN 37203

QUITCLAIM DEED

Address New Owners:
Lisa K. Helton and
Ryan Scott Mattingly
5720 Templegate DR
Nashville, TN 37221

Send Tax Bills To:
same

Map/Parcel Number:
156 09 0 019.00

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Lisa K. Helton (the "Grantor"), does hereby quitclaim, transfer and convey all her right, title and interest in and to the following described property to Lisa K. Helton and Ryan Scott Mattingly, husband and wife (the "Grantee"), said property being a tract or parcel of land in Davidson County, State of Tennessee, and any improvements thereon (the "Property"), more particularly described as follows:

Land in Davidson County, Tennessee, Being Lot No. 6 on the plan of section Two, Revised, Templegate, of record in Book 6900, page 102, Register's Office for said county, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Lisa K. Helton by Quitclaim Deed dated March 27, 2009, from Dimitre Ouzounov and Lisa K. Helton, of record at Instrument No. 20090407-0031678 in the Register of Deeds office of Davidson County.

This conveyance is made expressly subject to all limitations, restrictions, and encumbrances as may affect the Property including (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

The legal description is the same as the previous deed of record.

This is improved property known as 5720 Templegate Drive, Nashville, Tennessee 37221.

The purpose of this conveyance is to vest title to the Property to Lisa K. Helton, wife, and Ryan Scott Mattingly, husband, as tenants by the entirety pursuant to T.C.A § 66-1-109.

IN WITNESS WHEREOF, the Grantor has executed this instrument to be effective as of the 25th day of June, 2024.

Lisa K. Helton

Lisa K. Helton, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Lisa K. Helton, Grantor, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 25th day of June, 2024.

Bayleigh Preston

Notary Public

My Commission Expires: 10·4·2027

BAYLEIGH PRESTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This transfer is exempt from taxation pursuant to T.C.A. § 67-4-409(a)(1)(C)(i).

Lisa K. Helton

Lisa K. Helton, Affiant

Subscribed and sworn to before me this 25th day of June, 2024.

Bayleigh Preston

Notary Public

My Commission Expires: 10·4·2027

BAYLEIGH PRESTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Andrea J. Sinclair, 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 25, 2024.

Andrea J. Sinclair

Andrea J. Sinclair

June 25, 2024

Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 25th day of June, 2024.

Bayleigh Preston

Notary Public

My Commission Expires: 10·4·2027

