Prepared by: John W. Crow, II, Attorney, 512 Madison Street, Suite A, Clarksville, TN 37040, without the benefit of a full title examination and no liability is assumed for any status in title or matters which would be disclosed by such title examination.

Karen Johnson Davidson County
Batch # 1157516 DEEDQC
07/12/2024 02:49:19 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240712-0052668

JANIA ALESE MATTHEWS, Successor Trustee of the
PAMELA S. MATTHEWS REVOCABLE LIVING TRUST

TO: QUITCLAIM DEED

JANIA ALESE MATTHEWS

THIS QUITCLAIM DEED OF REALTY, executed this 11th day of July, 2024, by and between JANIA ALESE MATTHEWS, Successor Trustee of the PAMELA S. MATTHEWS REVOCABLE LIVING TRUST dated March 22, 2022 ("Grantor"), and JANIA ALESE MATTHEWS ("Grantee").

WITNESSETH:

That Grantor does hereby quitclaim and convey unto Grantee, all of Grantor's right, title and interest, in and to certain realty situated in Davidson County, State of Tennessee, being bounded described as follows:

PARCEL I:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 70, ON THE PLAN OF SECTION ONE, VANTAGE POINTE (FORMERLY NORTH FORTY), OF RECORD IN INSTRUMENT NO. 20031017-0154221, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

Being the same property conveyed to Pamela S. Matthews, a single female by Deed dated June 18, 2010, and recorded June 21, 2010, of record in Instrument No. 20100621-0048180, in the Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Pamela S. Matthews, as Trustee of the Pamela S. Matthews Revocable Living Trust dated March 22, 2022, by Quitclaim Deed from Pamela S. Matthews, a single female, dated January 20, 2023, and recorded February 8, 2023, of record in Instrument No. 20230208-0009037, in the Register's Office for Davidson County, Tennessee.

Pamela S. Matthews died June 15, 2024. Pursuant to Section 8 of the Pamela S. Matthews Revocable Living Trust dated March 22, 2022 upon the death of the Grantor, Jania Alese Matthews as designated as Successor Trustee of the trust. The above referenced realty was devised to Jania Alese Matthews pursuant to the Amendment to the Pamela S. Matthews Revocable Living Trust executed on April 11, 2023.

PARCEL II:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 38 ON THE MAP OF T.I. WARD'S RESUBDIVISION OF LOTS IN WILLIAMS' AND HAYES' COMPANY BELLEVIEW PLAN, OF RECORD IN BOOK 974, PAGE 48, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION OF SAID LOT.

Being the same property conveyed to Pamela S. Matthews, an unmarried woman, by Deed dated July 30, 1986, and recorded August 5, 1986, of record in Deed Book 6939, Page 617, in the Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Pamela S. Matthews, as Trustee of the Pamela S. Matthews Revocable Living Trust dated March 22, 2022, by Quitclaim Deed from Pamela S. Matthews, an unmarried woman, dated January 20, 2023, and recorded February 8, 2023, of record in Instrument No. 20230208-0009038, in the Register's Office for Davidson County, Tennessee.

Pamela S. Matthews died June 15, 2024. Pursuant to Section 8 of the Pamela S. Matthews Revocable Living Trust dated March 22, 2022 upon the death of the Grantor, Jania Alese Matthews as designated as Successor Trustee of the trust. The above referenced realty was devised to Jania Alese Matthews pursuant to the Amendment to the Pamela S. Matthews Revocable Living Trust executed on April 11, 2023.

The source of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, Grantor has executed this quitclaim deed of realty as of the date written first herein.

JANIA ALESE MATTHEWS, Successor Trustee
of the Pamela S. Matthews Revocable Living Trust

STATE OF ~~TENNESSEE~~ MARYLAND :
:
COUNTY OF ~~DAVIDSON~~ PRINCE GEORGES :

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **JANIA ALESE MATTHEWS, Successor Trustee of the PAMELA S. MATTHEWS REVOCABLE LIVING TRUST, dated March 22, 2022,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 7th day of July, 2024.

My Commission Expires:

June 09 2025

Notary Public

SHAWNCIE K CARPENTER
Notary Public - State of Maryland
Charles County
My Commission Expires Jun 9, 2025

Property Owners Name And Mailing Address:	Person or Entity Responsible for Payment of Property Taxes:
JANIA ALESE MATTHEWS 906 Hall Station Drive, #100 Bowie, Maryland 20721	SAME/OWNER
Property Addresses:	Map and Parcel Nos.:
Parcel I: 1328 Goodmorning Drive Nashville, TN 37207	041 03 0A 035.00
Parcel II: 912 Blue Ridge Drive Nashville, TN 37207	071 16 0 106.00

THIS TRANSFER IS EXEMPT FROM TRANSFER TAX PURSUANT TO TENNESSEE CODE ANNOTATED SECTION 67-4-409(a)(1)(C)(vii).