Karen Johnson Davidson County
Batch# 1193735 DEEDQC
10/15/2024 03:00:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20241015-0079978

PREPARED BY:

Eric J. Scott, Esq.
HAZARD LAW, PLLC
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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

Paul Matsen

AFFIANT

Subscribed and sworn to before me on this day, October 15, 2024.

Courtney M. Hall

Notary Public

My Commission Expires:

COURTNEY M. HALL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 08-19-2027

New Owner Address:
Matsen Family Trust
5624 Clovermeade Drive
Brentwood, TN 37027

Send Tax Bills To:
Same

Map-Parcel Number:
171-04 039

QUITCLAIM DEED

Paul D. Matsen ("Grantor"), for consideration of $10.00, hereby releases, remises, and quitclaims to the **Matsen Family Trust**, dated October 15, 2024 ("Grantee"), a revocable trust established by the Grantor, all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, **October 15, 2024**.

Paul D. Matsen

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Paul D. Matsen**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the foregoing instrument as such person's free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, October 15, 2024.

Notary Public

My Commission Expires: _____

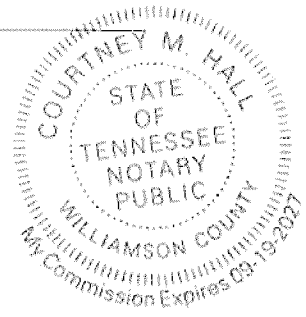


EXHIBIT A

LAND in Davidson County, Tennessee, being Lot No. 123 on the Plan of Cloverland Acres, Section Eleven, as of record in Book 5200, Page 93, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Paul D. Matsen and wife, Patricia A. Matsen, from Diane E. Treadway (unmarried) by deed of record in Book 10707, Page 827, Register's Office for Davidson County, Tennessee. Patricia A. Matsen having subsequently died on August 17, 2024, and Paul D. Matsen having become the sole owner through rights of survivorship.

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

This property is commonly known as 5624 Clovermeade Drive, Brentwood, TN 37027.

CERTIFICATE OF AUTHENTICITY

I, Eric J. Scott, Esq., do hereby make oath that I am a licensed attorney and 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 October 15, 2024.

Affiant Signature

10/15/24
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day,
October 15, 2024.

Courtney M. Hall
Notary Public

My Commission Expires: _____

COURTNEY M. HALL
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-19-2027