Karen Johnson Davidson County
Batch# 1226611 DEEDQC
01/15/2025 01:11:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250115-0003240

THIS INSTRUMENT PREPARED BY:
Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
2204 Chadwell Station Lane Nashville, TN 37115	**Kristin Rae Mathis** **Same as owner**	051-02-0B-006.00-CO

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Kristin Mathis Davis, a married woman,** by these presents does hereby quitclaim and convey unto, **Kristin Rae Mathis, a single woman,** and interest in and to the following described tract of land in **Davidson** County, Tennessee:

Land in Davidson County, Tennessee, being Unit 6, Chadwell Station, a Horizontal Property Regime with Private Elements as established by Declaration of Covenants, Conditions and Restrictions for Chadwell Station Lane, a Horizontal Property Regime with Private Elements, as shown on Declaration of record in Instrument No. 20210824-0014289; as amended in Instrument No. 20210910-0121432; and Instrument No. 20211005-0133857, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Kristin Mathis Davis, a married woman, by Warranty Deed from Tristar Properties, LLC, a Tennessee limited liability company of record in Instrument No. 202308230066092, in the Register's Office for Davidson County, Tennessee, dated August 21, 2023 and recorded on August 23, 2023.

Being also known as 2204 Chadwell Station Lane, Nashville, TN 37115.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 15th day of January, 2025.

Affiant

My commission expires: 9-7-26
(Affix Seal)

Notary Public

SARAH HAZLEWOOD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-7-2026

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this day of January, 2025.

Kristin Rae Mathis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Kristin Rae Mathis,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they/he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 15th day of January, 2025.

Notary Public

My Commission Expires: 9-7-26

SARAH HAZLEWOOD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-7-2026

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 Jan. 15. 2025.

Affiant Signature

15th day of January, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15th day of January, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028