Karen Johnson Davidson County
Batch# 1235607 DEEDQC
02/10/2025 07:22:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250210-0009656

THIS INSTRUMENT PREPARED BY:

Wagon Wheel Title & Escrow, LLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

This deed is prepared with information provided by the client/owner and without the benefit of a title search and/or examination.

Address of New Owner(s):	Send Tax Bills to:	Map/Parcel:
Matthew Colby Paxton 4307 Dale Ave. Nashville, TN 37204	New Owner	130-03-0-049.00

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, **COLCLASURE COMPANY LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, by these presents does hereby quitclaim and convey unto **MATTHEW COLBY PAXTON, A MARRIED MAN,** his heirs, successors and assigns, all their right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being parts of Lots No. 157 and 159 on the Map of Royal Oaks Land Company's Subdivision of the Baker Tract and of record in Plat Book 421, pages 102 and 103, Register's Office for County, Tennessee, and being parts of Lots Nos. 20 and 21, Block 10, part of an unnamed street, and parts of Lots Nos. 1 and 2, Block 11, on the Plan of a resubdivision of part of said Royal Oaks Subdivision, of record in Book 974, pages 4 and 5, Register's Office for Davidson County, Tennessee, and being shown as part of Lots Nos. 157 and 159 on an unrecorded plan of Royal Oaks Subdivision by W. S. Southgate, Surveyor, and described according to a copy of a survey made by T. R. Sanford and Norris H. Hickerson, described as follows:

Beginning at an iron pin in the Easterly margin of Westview Avenue, said point being 30 feet South of an iron pin at the Southwest corner of the property formerly owned by L. W. Cherry but now owned by Dr. C. O. Rhea, said point being 30 feet South of the northeast corner of the property conveyed to Dr. C. O. Rhea, Jr. and wife, by Royal Oaks Land Co.; thence along the margin of Westview Avenue South 5 Degrees West 245 feet to an iron pin; thence South 85 Degrees East 200 feet to an iron pin; thence North 5 Degrees East 245 feet to an iron pin which is 30 feet South of an inner corner of the property conveyed to Rhea and wife, by deed from Royal Oaks Land Co.; thence Westerly and parallel to and 30 feet South of the line of said property conveyed to Rhea by deed from Royal Oaks Land Co., 200 feet to the beginning.

Being the same property conveyed to Michael Ralsky and wife, Yvonne B. Ralsky by Warranty Deed from Thomas W. Chapman and wife, Alice Pearson Chapman of record in Instrument No. 20140619-0053753 Register's Office for Davidson County, Tennessee, dated June 16, 2014 and recorded on June 19, 2014.

Being the same property conveyed to Herwigs Holdings, LLC., a Tennessee Limited Liability Company by Warranty Deed from Michael Ralsky and wife, Yvonne B. Ralsky of record in Instrument No. 20240227-0013270 Register's Office for Davidson County, Tennessee, dated February 23, 2024 and recorded on February 27, 2024.

Being the same property conveyed to Colclasure Company LLC, a Tennessee Limited Liability Company by Warranty Deed from Herwigs Holdings, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20240227-0013421 Register's Office for Davidson County, Tennessee, dated February 23, 2024 and recorded on February 27, 2024.

The above tract is subject to all easements, restrictions, covenants of record, and to the findings of a title report.

[signatures on following page]

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 6 day of February 2025.

Colclasure Company LLC,
a Tennessee limited liability company

By: _____
Ethan Colclasure, Sole Member

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 **Ethan Colclasure**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Sole Member of Colclasure Company LLC, a Tennessee limited liability company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 6 day of February 2025.

_____
Notary Public

JOHN QUINTON HORNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-08-2025

My Commission Expires: 9/8/25

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 6 day of February 2025.

Affiant

My commission expires: 9/8/25
(Affix Seal)

_____
Notary Public

JOHN QUINTON HORNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-08-2025

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 February 7, 2025.

Affiant Signature

7th day of February, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 7th day of February, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

