Karen Johnson Davidson County
Batch# 1242224 DEEDQC
02/28/2025 02:18:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20250228-0015154

Tennessee Certification of Electronic Document

I, TERRI BAPTISTE, 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 2/22/25 (date of document).

Affiant Signature

2/22/25
Date

State of MISSISSIPPI

County of HANCOCK

Sworn to and subscribed before me this 22 day of FEBRUARY, 2025.

Notary's Signature

MY COMMISSION EXPIRES: JUNE 13, 2027

NOTARY'S SEAL

STATE OF MISSISSIPPI
NOTARY PUBLIC
ID # 358375
ASHLEY READY
Commission Expires
June 13, 2027
HANCOCK COUNTY

Karen Johnson Davidson County
Batch# 1242224 DEEDQC
02/28/2025 02:18:30 PM 5 pgs
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20250228-0015154

QUITCLAIM DEED

MAIL RECORDED DEED TO:

CHARLES MATTHEWS
SHAWN MATTHEWS
306 MYSTIC HILL DRIVE
GOODLETTSVILLE, TN 37072

OWNER (SEND TAX BILLS TO):

CHARLES MATTHEWS
SHAWN MATTHEWS
306 MYSTIC HILL DRIVE
GOODLETTSVILLE, TN 37072

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, CHARLES MATTHEWS and SHAWN MATTHEWS, who acquired title as SHAWN SPARKMAN, a married couple (herein, "Grantor"), whose address is 306 Mystic Hill Drive, Goodlettsville, TN 37072, hereby bargains, sells, remises, releases, quit claims and conveys to CHARLES MATTHEWS and SHAWN MATTHEWS, a married couple, as tenants by the entireties (herein, "Grantee"), whose address is 306 Mystic Hill Drive, Goodlettsville, TN 37072, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 306 Mystic Hill Drive, Goodlettsville, TN 37072

No recordation tax is due on this transaction pursuant to T.C.A. Section 67-4-409(a)(4) as it is a transfer by quitclaim deed for no consideration.

WITNESS my hand and seal this 22 day of February, 2025

PIN NO: 018 07 0 145.00

This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

GRANTOR:

Charles Matthews
CHARLES MATTHEWS

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, CHARLES MATTHEWS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 22 day of February, 2025.

[Affix Notary Seal]

HELEN F MACKEY
TENNESSEE
NOTARY
PUBLIC
MY COMM. EXPIRES 06-29-27
SUMNER COUNTY

Helen Mackey
SIGNATURE OF NOTARY PUBLIC
My commission expires: 06-29-27

GRANTOR:

Shawn Matthews who acquired title as Shawn Sparkman
SHAWN MATTHEWS, who acquired title as SHAWN SPARKMAN

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, SHAWN MATTHEWS, who acquired title as SHAWN SPARKMAN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 22 day of February, 2025.

[Affix Notary Seal]

HELEN F MACKEY
TENNESSEE
NOTARY
PUBLIC
MY COMM. EXPIRES 06-29-27
SUMNER COUNTY

Helen Mackey
SIGNATURE OF NOTARY PUBLIC
My commission expires: 06-29-27

OATH OF CONSIDERATION

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is 10.00/ .

Grantee:

Grantee signature: Charles Matthews
CHARLES MATTHEWS

Subscribed and sworn to under oath before me, this 22 day of February, 2025 by CHARLES MATTHEWS.

[Affix Notary Seal]

HELEN F MACKEY
TENNESSEE NOTARY PUBLIC
MY COMM. EXPIRES 06-29-27
SUMNER COUNTY

Helen F Mackey
SIGNATURE OF NOTARY PUBLIC
My commission expires: 06-29-27

Grantee:

Grantee signature: Shawn Matthews
SHAWN MATTHEWS

Subscribed and sworn to under oath before me, this 22 day of February, 2025 by SHAWN MATTHEWS.

[Affix Notary Seal]

HELEN F MACKEY
TENNESSEE NOTARY PUBLIC
MY COMM. EXPIRES 06-29-27
SUMNER COUNTY

Helen F Mackey
SIGNATURE OF NOTARY PUBLIC
My commission expires: 06-29-27

EXHIBIT A

[Legal Description]

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 157 ON THE FINAL PLAT, SECTION 3, CHARLESTON SQUARE SUBDIVISION, AS SHOWN ON PLAT OR RECORD IN PLAT BOOK 6250, PAGE 435, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, as Instrument No. 20210406-0044693, on April 6, 2021.

PIN NO: 018 07 0 145.00

STREET ADDRESS:

306 Mystic Hill Drive, Goodlettsville, TN 37072

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated, has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.