QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1248758 DEEDQC
03/20/2025 03:29:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250320-0020859

B-TO-25-912

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF February 2025

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
06/08/2027
CHEATHAM COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jania Alese Matthews	**Same as new owner**	
(NAME)	(NAME)	
906 Hall Station Dr. #100,		071 16 0 105.00
(ADDRESS)	(ADDRESS)	
Bowie, MD 20721		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **TAIWANA D. MATTHEWS,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **JANIA ALESE MATTHEWS** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Parcel 1: 912 Blue Ridge Dr., Nashville, TN 37207

Land in Davidson County, Tennessee, being Lot No. 38 on the Map of T.I. WARD RESUBDIVISION OF LOTS NOS. 27-28-29-30-31-32-33-34-37-38-39-40-41-42-43-44-45-46-47-48 AND 49 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, by Warranty Deed from John Lester Adcock, unmarried, of record in Book 6939 and Page 617, in the Register's Office of Davidson County, Tennessee, dated July 30, 1986 and recorded on August 5, 1986.

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, of record in Instrument No. 20230208-0009038, in the Register's Office of Davidson County, Tennessee, dated January 20, 2023 and recorded on February 8, 2023. The said Pamela S. Matthews died on June 15, 2024.

Being part of the same property conveyed to Jania Alese Matthews, by Quitclaim Deed from Jania Alese Matthews, Successor Trustee of the Pamela S. Matthews Revocable Living Trust dated March 22, 2022, of record in Instrument No. 20240712-0052668, in the Register's Office of Davidson County, Tennessee, dated July 7, 2024 and recorded on July 12, 2024.

Parcel 2: 1328 Goodmorning Drive, Nashville, TN 37207

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, Tennessee, 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.

Further being a portion of the same property conveyed to Jania Alese Matthews from Jania Alese Matthews, Successor Trustee of the Pamela S. Matthews Revocable Living Trust dated March 22, 2022, by Quitclaim Deed of Record in Instrument Number 20240712-0052668 in the Register's Office for Davidson County, Tennessee.

This Quitclaim Deed is being executed in order to convey any interest Talwana D. Matthews may have recieved in the property by virtue of her originally being named as a beneficiary under the Pamela S. Matthews Revocable Living Trust dated March 22, 2022.

This instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

These are improved properties known as: **912 Blue Ridge Dr. Nashville, Tennessee 37207** and **1328 Goodmorning Drive, Nashville, TN 37207**.

Witness my/our hand(s) this the 24th day of February, 2025.

Talwana D. Matthews

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Talwana D. Matthews, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my/our hand(s) this the 24th day of February, 2025.

Notary Public
My Commission Expires: _____
(SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
06/08/2027
CHEATHAM COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Holly A Mason, 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 March 13, 2025.

Affiant Signature

3/13/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 13 day of March, 2025.

Notary's Signature

(Notary Seal)



My Commission Expires: 9/7/2026