Name and Address of New Owner:
Matt Noyce
7122 Evans Hill Way
Hermitage, TN 37076

This Instrument Prepared By:
J.D. Kious, Attorney
Structure Title Group, LLC
1000 Hollingshead Circle,
Murfreesboro, TN 37129

Send Tax Statements To:
SAME AS ABOVE

Map & Parcel(s):
086120D10800CO

QUITCLAIM DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Maurissa Dorman, an unmarried woman**, hereinafter called the GRANTOR, does convey and quitclaim her interest in the herein described property unto **Matthew Noyce, an unmarried man**, hereinafter called the GRANTEE, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 108, on the plan of RIVERBROOK PHASE 3 FINAL SUBDIVISION PLAT, as shown on plat of record in Instrument 202301130003136, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

BEING the same property conveyed by Special Warranty Deed from Meritage Homes of Tennessee, Inc., an Arizona corporation to Matthew Noyce, an unmarried man and Maurissa Dorman, an unmarried woman, as tenants in common with rights of survivorship, recorded September 28, 2023, as Instrument No. 202309280076270 in Davidson County, Tennessee Register of Deeds.

This is Improved property known as: 7122 Evans Hill Way, Hermitage, TN 37076

[signature page to follow]

Karen Johnson Davidson County
Batch# 1274445 DEEDQC
05/19/2025 10:43:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250519-0039147

WITNESS my hand this 15 day of May, 2025.

Maurissa Dorman

STATE OF North Carolina
COUNTY OF Buncombe

On this 15 day of May, 2025, before me personally appeared Maurissa Dorman, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.

Witness my hand, at office, this 15 day of May, 2025.

Notary Signature
My commission expires: 11 November 2025

TIMOTHY J. PENCE
NOTARY PUBLIC
BUNCOMBE COUNTY NC
MY COMMISSION EXP: 11/11/25

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is 0.00.

Affiant Signature

Subscribed and sown to before me, this the 15 day of May, 2025.

TIMOTHY J. PENCE
NOTARY PUBLIC
BUNCOMBE COUNTY NC
MY COMMISSION EXP: 11/11/25

Notary Public
My Commission Expires: 11 November 2025

Certificate of Authenticity

I, Lisa Wagner, 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 **5/15/25**.

Date

Affiant Signature

5/19/25

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this **19th** day of **May**, 2025.

Notary's Signature

My Commission Expires: **9/21/25**

Date

Notary's Seal (if on paper)

