**Prepared by:**
**Tennessee Title Services LLC-Brentwood**
**7000 Executive Center Dr., Ste. 290**
**Brentwood, TN 37027**
**B-25-2465**

Karen Johnson Davidson County
Batch# 1283880 DEEDQC
06/10/2025 02:39:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20250610-0045649

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**
**The actual consideration or value, whichever is greater, for this transfer is $0.00**

**Affiant**
**Subscribed and sworn to before me, this 30 day of May, 2025.**

**Notary Public**
**My commission expires:** 11/15/2028

TIARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

| Address of New Owner: | Send Tax Bills to: | Tax Information: |
|---|---|---|
| Jania A. Matthews | Jania A. Matthews | 071-04-0-233 |
| 2606 Oakwood Ave | 2606 Oakwood Ave | |
| Nashville, TN 37207 | Nashville TN 37207 | |

QUITCLAIM DEED

For a consideration, the receipt and sufficiency whereof is hereby acknowledged, **Taiwana D. Matthew,** hereinafter the Grantor(s), by these presents, does hereby quitclaim and convey unto **Jania A. Matthews**, hereinafter the Grantee(s), all the interest the Grantor(s) has/have in the following tract or parcel of land in Davidson County, Tennessee, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 16 on the Plan of Shepardwood Subdivision, Section 1, of record in Book 4175, Pages 82 and 83, Register's Office for Davidson County, Tennessee, reference to which plan is hereby made for a more complete description.

Being the same property conveyed to Katie L. Smith by Warranty Deed from C. H. Briley, Jr., Trustee, of record in Book 4398, Page 354, Register's Office for Davidson County, Tennessee, dated February 16, 1970 and recorded on February 17, 1970. The said Katie L. Smith, now known as Katie L. Dale died on or about February 20, 2022. Reference is made to her last will and testament, admitted to the Seventh Circuit Court for Davidson County, Tennessee, Docket No. 22P1890 and recorded in Instrument No. 20221221-0131637 in said Register's Office, naming Jania A. Matthews and Pamela S. Matthews as devisees. The said Pamela S. Matthews died on or about June 15, 2024. Reference is made to the affidavit of heirship for Pamela S. Matthes naming Jania A. Matthews and Tawana D. Matthews as all of her heirs, of record in B[illegible]202506100045647

This property is improved property known as 2606 Oakwood Ave, Nashville, TN 37207.

*as well as of record in Book 202506100045648.

Witness my hand this 30 day of May, 2025.

Taiwana D Matthews

**Taiwana D. Matthew**

STATE OF ~~TENNESSEE~~ Texas
COUNTY OF ~~WILLIAMSON~~ Kerr

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Taiwana D. Matthew,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that s/he executed the within instrument for the purposes therein contained.

Witness my hand and seal this 30 day of May, 2025.

Notary
My Commission Expires: 01/19/2028

NOTARY PUBLIC STATE OF TEXAS

**Heather Cook**
ID NUMBER
12885300-7
COMMISSION EXPIRES
January 19, 2028

(Notary Seal) Electronically signed and notarized online using the Proof platform.

**THIS INSTRUMENT WAS PREPARED USING INFORMATION PROVIDED BY THE PARTIES. PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS WITH REGARD TO THE TITLE OF THE SUBJECT PROPERTY, THE ACCURACY OF THE INFORMATION RECEIVED OR THE VALIDITY OF ANY PLAT OR SURVEY REFERENCED.**

# Certificate of Authenticity

I, Joshua A. Terry, 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 5/30/25.

Affiant Signature – Joshua A. Terry

6/9/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 6/9/25.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-29