Karen Johnson Davidson County
Batch# 1311419 DEEDQC
08/18/2025 02:37:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20250818-0065806

This Instrument Prepared by Ready Now Title Services, LLC, 131 Indian Lake Blvd., Ste 100B, Hendersonville, TN 37075.

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, Chanelle Matthews, subject to Life Estate of Joyce A. Bell, ("Grantor"), hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto ChaNelle R. Matthews, unmarried,(Grantee), all of his rights, title, and interests in the following described real property, to wit:

A certain tract [parcel] of land in Davidson County, Tennessee, being Map and Parcel No. 080-03-0-045.00, to wit, described as follows: Being Lot Number 504, on the Plan of Bordeaux Hills, Section 8, as shown: by plat of record in Plat Book 4175, Page 113, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Chanelle Matthews, subject to Life Estate of Joyce A. Bell by Quit Claim Deed dated April 25, 2013, from Joyce A. Bell, recorded May 7, 2013, in Instrument Number 20130507 -0045785, in the Official Records of Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR , BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE , BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN TESTIMONY WHEREOF I/we have executed this instrument the 13 day of Aug 2025.

Joyce A. Bell

ChaNelle Matthews

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 13 day of Aug 25 2025, before me personally appeared Joyce A. Bell and Chanelle Matthews, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

WITNESS my hand and official seal at office this 13th day of August, 2025.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/27/26

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

For recording information only

STATE OF TENNESSEE

COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is $0.00.

AFFIANT

SUBSCRIBED AND SWORN before me this the 13th day of August, 2025.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/27/26

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

PROPERTY ADDRESS: 3357 Olsen Lane, Nashville, TN 37218

TAX PARCEL NO.: 08003004500

PROPERTY OWNER: ChaNelle R. Matthews

OWNER'S ADDRESS: 3357 Olsen Lane, Nashville, TN 37218

MAIL TAX BILLS TO: Owner at Owner address

Certificate of Authenticity

I, Tiffany Pollard, 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 8.13.25.

Affiant Signature

8.13.25

Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me this 13th day of Aug. 25

Notary's Signature
My Commission Expires: 9/27/26
Notary's Seal

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER