Karen Johnson
Batch # 1311616
08/19/2025 09 59 23 AM
Fees $12 00 Taxes $0 00
Davidson County
DEEDQC
2 pgs
20250819-0066093

PREPARED BY AND RECORD AND RETURN TO:
Nexus Title & Escrow, LLC.
279 Germantown Bend Cove
Cordova, TN 38018
901-309-7800

This deed was prepared without the benefit of title examination.

QUITCLAIM DEED

GRANTOR NAME:
The Angel Family Revocable Trust
Dated February 9, 2023

GRANTEE ADDRESS:
Mathew Angel
Graisy Angel
3057 Red Fox Ridge
Madison, TN 37115

SEND TAX BILLS TO:
Mathew Angel
Graisy Angel
3057 Red Fox Ridge
Madison, TN 37115

Map and GRP and Parcel:
052.12 0B 014.00

THIS QUITCLAIM DEED made and entered into on the day and date last written by and between **Mathew Angel and Graisy Angel, Co-Trustees of the Angel Family Revocable Trust, Dated February 9, 2023** hereinafter referred to as "GRANTOR," and **Mathew Angel and Graisy Angel, as husband and wife** hereinafter referred to as the "GRANTEE":

WITNESSETH

FOR AND IN CONSIDERATION of the sum of One and No/100 ($1.00) Dollars cash in hand paid, the receipt of which is hereby acknowledge, and other good and valuable consideration, **"GRANTOR," Mathew Angel and Graisy Angel, Co-Trustees of the Angel Family Revocable Trust, Dated February 9, 2023** this day bargain, sell, release, remise, quitclaim and convey unto **"GRANTEE," Angel and Graisy Angel, as husband and wife** all its right, title and interest in and to certain real property located in **Davidson COUNTY, TN** being more particularly described as follow, to-wit:

Land in Davidson County, Tennessee, being Lot No. 14 on the plan of Fox Valley Subdivision, Phase 1 – Final Plat, of record in Instrument No. 20230607-0043294, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to Mathew Angel and Graisy Angel, Co-Trustees of the Angel Family Revocable Trust, Dated February 9, 2023 from NVR, INC. by Special Warranty Deed recorded in Instrument No. 20240625-0047487 on 06/25/2024, in the Register's Office of Davidson County, Tennessee.

Property Address: 3057 Red Fox Ridge, Madison, TN 37115
Property Owner: Mathew Angel and Graisy Angel, as husband and wife

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

In Witness Whereof, the Undersigned has hereunto set their hands on this 15th day of July, 2025.

Angel Family Revocable Trust dated February 9, 2023

BY: _____
Mathew Angel as Trustee

BY: _____
Graisy Angel as Trustee

STATE OF TENNESSEE,
COUNTY OF Davidson

Before me, the undersigned Notary Public, within and for said County and State, duly commissioned and qualified, personally appeared **Mathew Angel and Graisy Angel**, with whom I am personally acquainted, and who upon oath, acknowledged themselves as Trustees of **Angel Family Revocable Trust, Dated February 9, 2023**, the within named bargainor; and they, as such Trustees, being duly authorized to do so, executed the foregoing instrument for the purposes therein contained, by subscribing thereto the name of the trust by themselves as such Trustees; and they further acknowledged that they executed said instrument as their free act and deed and as the free act and deed of **Angel Family Revocable Trust, Dated February 9, 2023**.

Witness my hand and official Notarial Seal, this 11 day of August, 2025.

ANNE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

SEAL

_____
Notary Public
My commission expires 10-4-27

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration of this transfer is $-0-

_____
Affiant

Subscribed and sworn to before me on this 11 day of August, 2025.

ANNE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

SEAL

_____
Notary Public
My commission expires 10-4-27