Karen Johnson Davidson County
Batch# 1314918 DEEDQC
08/26/2025 03:44:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250826-0068372

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

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, **Walter Omar Matute Pena, married, and Darwin Matute, married** ("Grantors"), hereby remise, release, convey, and quit claim unto **DW Brothers Properties LLC, a Tennessee Limited Liability Company,** (Grantee), all of our rights, title, and interests in the following described real property, to wit:

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Donelsonwood, as of record in Book 2083, Page 26, Register's Office for said County.

Said Lot No. 16 fronts 108 feet on the easterly side of Donelsonwood drive, and extends back between lines, measuring 110.4 feet ont he northerly line and 106.1 feet on the southerly line, to a line in the rear measuring 108.1 feet thereon.

Being the same property conveyed to Walter Omar Matute Pena and Darwin Matute, joint tenant with right of survivorship, by virtue of that certain Warranty Deed dated November 25, 2024, and being of record at Instrument No. 20241203-0093654 in the Register's Office of Davidson County, Tennessee. *Grantors warrant that this property is not their primary residence, and that said property has been used for investment purposes only and was never used as a marital residence.

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.

IN TESTIMONY WHEREOF I/we have executed this instrument the 25 day of **August, 2025.**

Walter Omar Matute Pena

Darwin Matute

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Walter Omar Matute Pena and Darwin Matute, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 25 day of **August, 2025.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 7-3-28

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028

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 25 day of **August, 2025.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 7-3-28

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028

PROPERTY ADDRESS:	**123 Donelsonwood Dr, Nashville, TN 37214**
TAX PARCEL NO.:	**09606000200**
PROPERTY OWNER:	**DW Brothers Properties LLC**
OWNER'S ADDRESS:	**1510 Avon Rd. Murfreesboro, TN 37129**
MAIL TAX BILLS TO:	**1510 Avon Rd. Murfreesboro, TN 37129**

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 8/25/25.

Affiant Signature

8/25/25
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 25 day of Aug, 2025.

Notary's Signature (Notary Seal)

My Commission Expires: 7-3-28

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028