Karen Johnson Davidson County
Batch# 1326794 DEEDQC
09/25/2025 11:06:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250925-0076556

THIS INSTRUMENT
PREPARED BY:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, Tennessee 37027

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 25 day of September, 2025.

Russell J. McCann
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/28/2029
WILLIAMSON COUNTY

NOTARY PUBLIC

My Commission Expires: _____

ADDRESS OF NEW OWNER:
Matthew R. Allen
1214 Calvin Avenue
Nashville, TN 37206

SEND TAX BILLS TO:
New Owner

Map/Parcel: 08204008900

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, for the purpose of correcting the name of a vested owner, **CP2M Partnership,** a Tennessee General Partnership, Grantor, hereby quitclaims and conveys all its right, title and interest to the hereinafter described property to **Matthew R. Allen,** Grantee. Said property conveyed herein is described as follows:

A TRACT OF LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 3 ON F.E. MANN'S PLAN OF LOTS OF THE LUCY H. LINDSLEY TRACT, AS OF RECORD IN BOOK 161, PAGE 40, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 3 FRONTS 50 FEET ON THE EAST SIDE OF MERIDIAN STREET OR AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 145 1/3 FEET TO AN ALLEY.

Being the same property conveyed to CP2M Partnership by Quitclaim deed from Matthew Huffman, dated November 24, 2015, of record in Instrument No. 20151204-0122458, Register's Office for Davidson County, Tennessee.

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

the premises.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said party has hereunto set his signature on this the 25th, day of September, 2025.

Grantor: CP2M Partnership

Matthew R. Allen

Matthew Huffman

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Matthew R. Allen and Matthew Huffman**, with whom I am personally acquainted, (or whose identities were proven to me on the basis of satisfactory evidence), and who acknowledged themselves to be the sole partners of CP2M Partnership, and who acknowledged that they are authorized to convey the property described above and who acknowledge that they executed the foregoing instrument for the purposes herein contained.

Witness my hand and seal, at office, this 25 day of September, 2025.

Notary Public

Russell J. McCann
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/28/2029
WILLIAMSON COUNTY

My Commission Expires:

Certificate of Authenticity

I, Russell T. McCann, 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

9-25-25.

Date

Affiant Signature

9/25/25

Date

State of Tennessee

County of Williamson

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

Notary's Signature

ANNA N. DOLAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. July 17, 2028
COUNTY OF WILLIAMSON

My Commission Expires: _____
Date

Notary's Seal (if on paper)