Karen Johnson Davidson County
Batch# 1332210 DEEDQC
10/09/2025 09:42:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20251009-0080655

THIS INSTRUMENT PREPARED BY:

Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Suzanne P. Mattox, Trustee of the Suzanne P. Mattox Revocable Trust 208 South 10th Street Nashville, TN 37216	Ameris Bank 1850 Parkway Place #400 Marietta, GA 30067	082-16-0U-008.00-CO

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Suzanne Mattox, unmarried woman**, by these presents do hereby quitclaim and convey unto **Suzanne P. Mattox, Trustee of the Suzanne P. Mattox Revocable Trust dated October 1, 2014,** its successors and assigns, all of its right, title and interest in and to the following described tract of land:

Property situated in Davidson County, Tennessee, being Unit No. 8, of the Homes at 10th & Russell, a Horizontal Property Regime with Private Elements, as established in Master Deed of record at Instrument No. 20160516-0048889 and amended in Instrument No. 20180509-0044624 in the Register's Office of Davidson, Tennessee, to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Kelly Kaheny Collier, unmarried by Warranty Deed from Rice Property Management, LLC, a Tennessee limited liability company of record in Instrument No. 20180801-0075117 Register's Office for Davidson County, Tennessee, dated July 30, 2018 and recorded on October 01, 2018.

Being the same property conveyed to Suzanne Mattox, unmarried woman by Warranty Deed from Kelly Kaheny Collier, unmarried of record in Instrument No. 20250617-0047453 Register's Office for Davidson County, Tennessee, dated June 11, 2025 and recorded on June 17, 2025.

Being also known as 208 South 10th Street Nashville, TN 37206.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 17th day of June, 2025.

Affiant

Notary Public

My commission expires: 9-7-26
(Affix Seal)

SARAH HAZLEWOOD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-7-2026

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 11th day of June, 2025.

Suzanne Mattox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Suzanne Mattox,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 11th day of June, 2025.

Notary Public

My Commission Expires:

3-3-26

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 June 11. 2025.

Affiant Signature

16th day of June, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 16th day of June, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028