Karen Johnson
Batch # 1389352
03/06/2026 11:35:19 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20260306-0018144

This document prepared by:
Tree Ring Legal
PO Box 744
Smyrna, TN 37167

Address of New Owner	Send Tax Bill to	Map/Parcel Number
Marsha Matthews, Trustee 1032 West Greenwood Avenue Nashville, TN 37206	Marsha Matthews 1032 West Greenwood Avenue Nashville, TN 37206	083-01-0-075.00

This document was prepared with information from public record, and was not verified by a title search, survey, or other method.

Grantor: Marsha Matthews, a single individual

Grantee: Marsha Matthews, as Trustee of the MC Living Trust dated March 4, 2026

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

Pursuant to TCA § 67-4-409, the actual consideration of this transfer is $0 (zero dollars).

KATHRYN L. CLARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Marsha Matthews
Affiant

Sworn and subscribed before me on this the March 4, 2026.

Notary Public

My commission expires: 03/17/2029

Warranty Deed

For and in consideration of the sum of ten dollars, paid by the herein grantee, I, Marsha Matthews do hereby convey to Marsha Matthews , Trustee of the MC Living Trust dated March 4, 2026, all of my interest and title in a certain land described as follows to-wit:

> Land in Davidson County, Tennessee, being Lot No. 12, as shown on the map entitled Jones and Bradford's Subd of Land, of record in Plat Book 161, Page 142, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Marsha Matthews, a single individual, by Warranty Deed dated July 1, 2024, from Cortney Hunter and Lawrence Crane-Moscowitz, a married couple, of record in Instrument No. 20240708-0050725, Register's Office for Davidson County, Tennessee.

This improved property is known as 1032 West Greenwood Avenue, Nashville, TN 37206.

To have and to hold, the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to said Grantees, their heirs and assigns forever, and we do covenant with the said Grantees that we are lawfully seized and possessed of land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall be the plural, the plural the singular, and the use of any gender shall be applicable to all persons.

Note: The purpose of this document is to transfer property into a revocable living trust.
Note 2: The Grantor and Grantee are the same person.

[Signatures on Next Page.]

Marsha Matthews

Marsha Matthews

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

Personally appeared before me, Kathryn L Clark, Notary Public, the within named Marsha Matthews , Grantor, with whom I am personally acquainted or proven to me with reasonable certainty, who acknowledged that they executed this instrument for the purposes therein contained.

KATHRYN L. CLARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Notary Public

My commission expires: 03/17/2029