Karen Johnson Davidson County
Batch # 1395493 DEEDQC
03/20/2026 01:39:19 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20260320-0022441

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6 DAY OF March 2026.

Notary Public

MY COMMISSION EXPIRES: 1/22/2030

(AFFIX SEAL)

JAD A. DUNCAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 1-22-2030

THIS INSTRUMENT WAS PREPARED BY
JAD A. DUNCAN, ATTORNEY AT LAW, 161 BELLE FOREST CIR., NASHVILLE, TN 37221

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES NO INDEPENDENT TITLE SEARCH WAS PERFORMED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
IRWIN PROPERTIES, LLC, a Tennessee Limited Liability Company	**SAME**	**114 07 0B 029.00**
(NAME) **PO Box 1004**	(NAME)	
(ADDRESS) **Fairview, TN 37062**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

For and in consideration of the sum of ten dollars, I, **Matthew Conner Irwin, a married person,** hereinafter called the "Grantor", by these presents do hereby transfer and convey unto **IRWIN PROPERTIES, LLC, a Tennessee Limited Liability Company,** hereinafter called the "Grantee", and the Grantee's successors, heirs and assigns, all of the Grantor's right title and interest in and to the following described tract or parcel of land, in Davidson County, State of Tennessee, to wit:

Being Lot 120, on the Plan of Section One, WESTCHASE, of record in Instrument No. 20021203-0148525, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Cheri Irwin, unmarried, from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, by Warranty Deed dated August 12, 2003, of record in Instrument No. 20030814-0117014, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Matthew Conner Irwin, a married person, by Executor's Quitclaim Deed from Matthew Conner Irwin, acting as Executor of the Estate of Cheri Conner Irwin, dated February 18, 2026, of record in Instrument No. 20260219-0013298, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

Property tax for the year 2003, a lien, due and payable, but not yet delinquent.

Subject to all matters on the Plan of P.U.D. Boundary, Westchase of record in Book 9700, Page 521, Register's Office for Davidson County, Tennessee.

Subject to all matters on the plan of Section One, Westchase, of record as Instrument Number 20021203-0148525. Register's Office. Davidson County, Tennessee.

100'-TVA easement of record in Book 751, Page 374, Book 787, Page 13. and Book 787, Page 14 and as shown on survey of H & H Land Surveying, Inc., dated July 24,1997, last revised May 7,1998.

Agreement for Dedication of Easements for Sanitary Sewer of record in Book 5222, Page 720, Register's Office for Davidson County, Tennessee, as shown on the survey of H & H Land Surveying, Inc., dated July 24,1997, last revised May 7,1998.

Agreement for Dedication of Easement for Public Utilities of record in Book 8626, Page 852, Register's Office, Davidson, County, Tennessee, as shown on the survey of H & H Land Surveying, Inc., dated July 24,1997, last revised May 7,1998.

Rights of ingress and egress to and from a family cemetery as set forth in section 3 of the Agreement of record in Book 2484, Page 315, Register's Office for Davidson County, Tennessee, as shown on the survey of H & H Land Surveying, Inc., dated July 24,1997, last revised May 7,1998.

Easement for the flow of a creek as shown on the survey of H & H Land Surveying, Inc., dated July 24,1997. last revised May 7, 1998.

Declaration of Covenants, Covenants, Conditions, and Restrictions for Westchase (Fee-Simple Residential Lot Development) of record as Instrument Number 20021126-0146387. Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Sewer Line Easement of record as Instrument number 20021028-0131574, Register's Office tor Davidson County, Tennessee.

Agreement for Dedication of Public Utilities Easement of record as Instrument number 20021104-0134795, Register's Office for Davidson County, Tennessee.

Subject to lien for Special assessments as contained in the restrictions.

Subject to the rights of others in and to the common areas and/or dements of Westchase.

All existing and recorded casements, rights of way and restrictions, all zoning regulations, building restrictions and setback lines, if any, and easements or right of ways for public utilities.

Unimproved ( )
This is improved (X) property, known as: **553 Wheatfield Way, Nashville, TN 37209.**

Witness our hands, this the 6th day of March, 2026.

Matthew Conner Irwin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **MATTHEW CONNER IRWIN** to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged to be the within named individual and that he executed the within instrument for the purposes therein contained, by signing his name in such capacity.

Witness my hand and official seal, this 6th day of March, **2026.**

My Commission Expires: 1/22/2030

Notary Public

JAMES DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-2030