Prepared by and Returnable to (After Recordation):
Ashworth & Rye, PLLC
237 2nd Avenue South
Franklin, Tennessee 37064

Karen Johnson Davidson County
Batch# 1404550 DEEDQC
04/10/2026 03:41:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260410-0029459

QUITCLAIM DEED

Address of New Owner	Send Tax Bill To:	Map & Parcel Nos.:
Jeffrey Jay Mattingly and Amara Anne Berthelsen Mattingly, as Co-Trustees of The Mattingly Living Trust 3231 Knobview Drive Nashville, TN 37214	New Owner	084 16 0 218.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, Amara Anne Berthelsen Mattingly and Jeffrey Jay Mattingly, wife and husband, hereinafter collectively called **"GRANTOR,"** hereby quitclaims and conveys unto Jeffrey Jay Mattingly and Amara Anne Berthelsen Mattingly, Co-Trustees of the Mattingly Living Trust, dated March 19, 2026, hereinafter called **"GRANTEE,"** all the right, title and interest Grantor may have, if any, in and to the following described real property located in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 8-B on the Revision of Lot 8A and 8B, Nob Hill, of record in Plat Book 6050, page 234, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Amara Anne Berthelsen Mattingly and Jeffrey Jay Mattingly, wife and husband, from Jon B. Sullivan, personal representative of The Estate of Ann Sullivan Loring, dated January 12, 2024, of record in Instrument No. 20240124-0004703, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property known as 3231 Knobview Drive, Nashville, TN 37214. The address is believed to be accurate but such address is not part of the legal description. In the event of any discrepancy, the legal description herein shall control. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The legal description is drawn from the prior deed of record as reflected in the deed of conveyance to the Grantor. No title search was requested or conducted. Grantor and the attorney preparing this Deed make no warranty or representation regarding the accuracy of the legal description. This deed was prepared based upon the request and instructions of the Grantor and no legal or tax advice was given by the preparer.

[Signatures on following page.]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 31st day of March, 2026.

Grantor:

Amara Anne Berthelsen Mattingly

Jeffrey Jay Mattingly

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Amara Anne Berthelsen Mattingly and Jeffrey Jay Mattingly, the within named bargainor, 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, at office, this 31st day of March, 2026.

Notary Public

My commission expires: 10-20-29

AMANDA R. B. STEPHENS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 10-20-2029

AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $ 0.00 .

AFFIANT

Sworn to and subscribed before me, this 31st day of March, 2026.

Notary Public

My Commission Expires: 10-20-29

AMANDA R. B. STEPHENS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 10-20-2029

True Copy Certification

I, Amanda R. B. Stephens, do hereby make oath that I am the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and correct copy of the original document executed and authenticated according to law on March 31, 2026.

Signature

3/31/26
Date

State of Tennessee
County of Williamson

Personally appeared before me, a notary public for said County and State, Amanda R. B. Stephens, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jenny L Wilson
Notary Public

4/10/26
Date

My Commission Expires: 1/22/29

