Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Matthew Dragstrem and Victoria Johnson 2124 Westwood Avenue Nashville, TN 37212	**105 15 0 338.00**	**Same**
This instrument prepared by: Carter Shelton Jones, PLC 2021 Richard Jones Road, Suite 240, Nashville, TN 37215		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **Matthew Dragstrem (also known as Matthew Dragsterm)** (the "Grantor"), by these presents hereby transfers, assigns, and quitclaims to **Matthew Dragstrem and Victoria Johnson, husband and wife as tenants by the entirety** (the "Grantees"), Grantees' successors and assigns, all of Grantor's right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described on EXHIBIT A attached hereto and incorporated hereby by reference (the "Property").

This is improved property known as **2124 Westwood Avenue, Nashville, TN 37212.**

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

Grantor and Grantees acknowledge that this Quitclaim Deed was prepared from information in prior deeds; that no request was made that Brian Shelton or Carter Shelton Jones,

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of this transfer is $-00-.

Affiant

Subscribed and sworn to before me this 15th day of July, 2026.

KATIE CESERETTI STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 01/20/2027

Karen Johnson Davidson County
Batch # 1449013 DEEDQC
07/20/2026 09:17:29 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20260720-0065120

PLC perform a title examination; and that neither Brian Shelton nor Carter Shelton Jones, PLC shall have any liability for the status of the title to the property or for the accuracy of such information.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed this 15th day of July, 2026.

Matthew Dragstrem

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 Dragstrem**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 15th day of July, 2026.

Notary Public

My Commission Expires:
06/20/2027

KATIE CESERETTI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A

(Legal Description of the Property)

Land in Davidson County, Tennessee, being the westerly 60 feet of Lot No. 64 on the Plan of Belair, of record in Book 332, Page 6, Register's Office for Davidson County, Tennessee, and also that portion of 25th Avenue North, closed by Metropolitan Council Bill #74-111, and recorded in Book 5588, Page 374, said Register's Office.

Said part of said lot fronts 60 feet on the northerly side of Westwood Avenue and extends back between parallel lines, along the easterly margin of 25th Avenue South, formerly Ross Avenue, 185 feet to an alley.

BEING the same property conveyed to Matthew Dragstrem (also known as Matthew Dragsterem), by deed of record as Instrument Number 20210922-0127160, in the Register's Office for Davidson County, Tennessee.

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