Karen Johnson Davidson County
Batch# 1472001 DEEDWARR
09/11/2026 01:40:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260911-0084641

Recordation Requested By / Return To:
WFG Lender Services
2625 Townsgate Road Suite 101
Westlake Village, CA 91361
File No. 2859075TN

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Tax ID No.: 091-11-0-274-00

WARRANTY DEED

This is a Quitclaim Deed given for no monetary consideration and pursuant to T.C.A. 67-4-409(a)(1)(D) no transfer tax is due.

THIS INDENTURE made and entered into on this 31 **day of** August, 2026, by and between **Matthew Stephen Eldridge and Mary Katherine McCool Fine, a married couple, who both acquired title as unmarried, as joint tenants with right of survivorship,** residing at 4911 Georgia Avenue, Nashville, TN 37209, hereinafter referred to as Grantor(s) and **Matthew Stephen Eldridge and Mary Katherine McCool Fine, a married couple, as joint tenants with right of survivorship,** residing at 4911 Georgia Avenue, Nashville, TN 37209, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT(S) 822 & 824 IN BLOCK 123, AS SHOWN ON THE MAP ENTITLED PLAN NO. 1, WEST NASHVILLE, OF RECORD IN PLAT BOOK 57, PAGES 74-75, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

Tax ID No.: 091-11-0-274-00

Property commonly known as: 4911 Georgia Avenue, Nashville, TN 37209

Being the same property conveyed to **Matthew Stephen Eldridge and Mary Katherine McCool Fine, joint tenants with right of survivorship, both unmarried,** by Deed from John D. Goodwin, married dated May 13, 2016, and recorded May 20, 2016, under 20160520-0050698 in the Recorder's Office of Davidson County, Tennessee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto Grantee's heirs, administrators, successors or assigns, forever in fee simple.

GRANTOR(S) hereby covenant with and represent unto the said Grantee(s) and unto her/his/their successors or assigns, that he/she/they is/are lawfully seized in fee simple of the lot or parcel of land above described; that the same is free from all liens and encumbrances except ad valorem taxes for the current tax year and subsequent years, restrictions, restrictive covenants and easements of record, if any; that he/she/they has/have a good and lawful right to sell and convey the same as aforesaid and that he/she/they will forever warrant and defend the title to same unto the said Grantee(s) and unto his/her/their successors or assigns, except as to said taxes, restrictions, restrictive covenants and easements of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Matthew Stephen Eldridge

Mary Katherine McCool Fine

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Matthew Stephen Eldridge and Mary Katherine McCool Fine**, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, TN, this 31st day of August, 2026.

Notary Public

My Commission expires: May 12, 2030

TARA F. WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 12, 2030

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ **0.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Affiant

Print Name: Matthew Eldridge

STATE OF TN
COUNTY OF Davidson

Sworn to before me this 31st day of August, 2026

Notary Public
My Commission Expires: May 12, 2030

TARA F WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 12, 2030

Name and address for person(s) responsible for taxes:

Matthew Stephen Eldridge and Mary Katherine McCool Fine
4911 Georgia Avenue, Nashville, TN 37209

Name and address of property owner:

Matthew Stephen Eldridge and Mary Katherine McCool Fine
4911 Georgia Avenue, Nashville, TN 37209

Tennessee Certification of Electronic Document

I, Mary Katherine McCool Fine, 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 August 31, 2026 (date of document).

Mary Katherine McCool Fine
Affiant Signature

8-31-26
Date

STATE OF TN
COUNTY OF Davidson

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

TARA F. WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 12, 2030

NOTARY'S SEAL

Notary's Signature

My Commission Expires: May 12, 2030