After Recording Return to:
Unisource

2530 Red Hill Ave, Suite 110
Santa Ana, CA 92705

Prepared: P. DeSantis, Esquire
235 West Brandon Blvd., #191
Brandon, Florida 33511
(866) 755-6300
PREPARER NOT RESPONSIBLE FOR CLOSING

Bill Garrett Davidson County
Batch# 120431 DEEDQC
07/25/2018 09:28:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20180725-0072378

Map & Parcel:
141-06-0D-198.00
UNLS1100985

QUITCLAIM DEED

{Exempt from Taxation Pursuant to T. C. A § 67-4-409 (3) (A) (i)}
[this deed is being executed to update marital status and add spouse to title]

New Owner/ Property Being Conveyed
Chad N. Erickson
Emilie Gates
3211 Harpeth Springs Drive,
Nashville, TN 37221

Send Tax Bills To:
New Owner

Mail Tax Statement To:
New Owner

THIS INDENTURE, made this 13th day of July, 2018, between CHAD N. ERICKSON, a now married man, joined by his spouse, EMILIE GATES, residing at 3211 Harpeth Springs Drive, Nashville, TN 37221, collectively hereinafter referred to as "**Party of the First Part**" and CHAD N. ERICKSON and EMILIE GATES, husband and wife as tenants by the entireties, collectively hereinafter referred to as "**Party of the Second Part.**"

WITNESSETH

That the said Party of the First Part, for and in consideration of the sum of Ten Dollars ($10.00) and no other good and valuable consideration in hand paid by the said Party of the Second Part, the receipt of which is hereby acknowledged, has bargained, sold, remised, released and QUIT-CLAIMED, and, do hereby bargain, sell remise, release and QUIT-CLAIM unto the said Party of the Second Part, the following described premises, to wit:

Situated in Davidson County, Tennessee and being further bounded and described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 198 ON THE PLAN OF RIVERBRIDGE COMMUNITY, A PLANNED UNIT DEVELOPMENT OF RECORD IN INSTRUMENT NO. 20030213-0019999, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

THIS CONVEYANCE IS MADE SUBJECT TO ALL CONDITIONS, EASEMENTS; AND ALL OTHER MATTERS OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, INCLUDING BUT NOT LIMITED TO: (A) ALL MATTERS APPEARING ON THE PLAN OF RECORD IN INSTRUMENT NO. 20030213-0019999, SAID REGISTER'S

OFFICE; (B) RESTRICTIVE COVENANTS CONTAINED IN INSTRUMENT NO. 20030205-0016044; INSTRUMENT NO. 20030303 -0027396 AND INSTRUMENT NO. 20030806-0111893, SAID REGISTER'S OFFICE; AND (C) CHARTER OF RECORD IN INSTRUMENT NO. 20030218-0020998, SAID REGISTER'S OFFICE.

BEING THE SAME PROPERTY AS CONVEYED TO CHAD N. ERICKSON, UNMARRIED, BY DEED FROM JENNY G. ORTH, UNMARRIED WOMAN, RECORDED 10/02/2006 AS DOCUMENT NO. 20061002-0121764, IN DAVIDSON COUNTY, TENNESSEE.

PROPERTY ADDRESS: 3211 Harpeth Springs Drive, Nashville, TN 37221
The legal description was obtained from a previously recorded instrument.

IN WITNESS WHEREOF, the said Party of the First Part has hereunto set a hand and seal the day and year first above written.

CHAD N. ERICKSON — **EMILIE GATES**

JUDY NAYLOR
Notary Public
North Carolina
Clay County

STATE OF ~~TENNESSEE~~ North Carolina } **COUNTY OF** Cherokee }

On this 13th day of July, 2018, before me personally appeared **CHAD N. ERICKSON** and **EMILIE GATES,** to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

NOTARY PUBLIC Judy Naylor

My Commission Expires: 8/14/2021

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $ 10.00.

CHAD N. ERICKSON — **EMILIE GATES**

JUDY NAYLOR
Notary Public
North Carolina
Clay County

Subscribed and sworn to before me this 13th day of July, 2018.

NOTARY PUBLIC Judy Naylor

My Commission Expires: 8/14/2021

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance. Further such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

Tennessee Certification of Electronic Document

I, Jen Vlieger, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of California

County of Orange

Personally appeared before me, Patrice Jobin, a notary public for this county and
Notary's Name

state, Jen Vlieger, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: Dec. 29 2020

NOTARY'S SEAL

PATRICE JOBIN
COMM. # 2174218
NOTARY PUBLIC-CALIFORNIA
ORANGE COUNTY
MY COMM. EXP. DEC. 29, 2020