This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-20-7266

Karen Johnson Davidson County
Batch# 457594 DEEDQC
08/14/2020 03:33:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200814-0091572

This instrument was prepared from information supplied by the parties. Midtown Title, LLC has not conducted a title examination, survey, or settlement, and shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

ROZALIND RUTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me, this the 14th day of August, 2020.

Notary Public
My Commission Expires: 1/3/2023

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Lela Ambrose and Corey Hicks 5905 A Morrow Road Nashville, TN 37209	New Owner	091-06-1N-001.00-CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, I/we, **Corey Hicks, unmarried and Lela Ambrose, unmarried** ("Grantor") do/does hereby quitclaim and convey unto **Corey Hicks and Lela Ambrose, as joint tenants with rights of survivorship.**("Grantee"), his/her/their heirs and assigns, all of the Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Land in Davidson County, Tennessee, being all of Unit A, together with the appurtenant common elements, of The Homes at 5905 Morrow Road, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions, and Restrictions for The Homes at 5905 Morrow Road, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20190531-0051985, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements,

restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of The Homes at 5905 Morrow Road, a Horizontal Property Regime with private elements, provided in said Declaration, together with the By-Laws appended thereto, the site-plan filed as Exhibit "B" to said Declaration, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Units.

Being the same property conveyed to Corey Hicks and Lela Ambrose, other, by Warranty deed from Ali Shahosseini, a married man, of record in Instrument No. 20200618-0063907 Register's Office for Davidson County, Tennessee, dated June 5, 2020 and recorded on June 18, 2020.

This is improved property located at: **5905 A Morrow Road, Nashville, TN 37209**

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of August, 2020.

GRANTOR:

Corey Hicks

Lela Ambrose

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Corey Hicks and Lela Ambrose, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 14th day of August, 2020.

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 1/3/2023

True Copy Certification

I, Christopher M. Corriveau, do hereby make oath that I am a licensed attorney and /or the 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

