This Instrument prepared by:

K. David Bradley, Jr., Esq., Tennessee Bar No. 12873
8845 Leatherwood Road, Salt Lick, Kentucky 40371

Karen Johnson Davidson County
Batch# 515937 DEEDQC
11/13/2020 11:16:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20201113-0134179

Return to: Orange Coast Lender Services, 1000 Commerce Drive, Pittsburgh, PA 15275

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
Victoria V. Morgan and Tadishi, J. Morgan	Victoria V. Morgan and Tadishi, J. Morgan	091 10 0M 002.00
5800 Robertson Avenue	5800 Robertson Avenue	
Nashville, TN 37209	Nashville, TN 37209	

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, cash in hand paid, the receipt and legal sufficiency of which are hereby acknowledged, VICTORIA V. MORGAN formerly known as VICTORIA T. ALSTON, now a married person and TADISHI J. MORGAN, now a married person, hereinafter referred to as "Grantor", does hereby convey, transfer, remise, release, relinquish and quitclaim unto VICTORIA V. MORGAN and TADISHI J. MORGAN, a married couple, as Joint Tenants with Right of Survivorship, hereinafter referred to as "Grantee", whose mailing address is: 5800 Robertson Avenue, Nashville, TN 37209, their heirs and assigns forever, all of Grantor's right, title and interest in and to the following property being situated and located in the County of Davidson, State of Tennessee together with all improvements located thereon, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Unit B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Robertson Avenue Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20161122-0123201 as amended by The First Amendment To The Declaration of Covenants, Conditions and Restrictions For Robertson Avenue Townhomes A Horizontal Property Regime with Private Elements as of record in Instrument No. 20171229-0132412 and being shown on Plat attached thereto as Exhibit "D", in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made fora more complete description of the property. The conveyance of the above-described parcel of land is subject to the following:
1. 2018 Davidson County property taxes, which have been prorated by the parties and assumed by the Grantee(s), and taxes or special assessments which are not shown as existing liens by the public records.
2. All matters shown on the Plan of record in Book 332, Page 41, Register's Office for Davidson County, Tennessee.

3. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20161122- 0123201 as amended by The First Amendment To The Declaration Of Covenants, Conditions and Restrictions For Robertson Avenue Townhomes A Horizontal Property Regime With Private Elements of record in Instrument# 20171229-0132412, Register's Office for Davidson County, Tennessee.
4 The rights of others in and to the common areas and/or elements.
5. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

Tax ID No.: 091 10 0M 002.00

BEING the same property conveyed to Victoria T. Alston and Tadishi J. Morgan, both unmarried from Nuck & Beal, LLC, a Tennessee Limited Liability Company, herein by Deed recorded as Instrument No., 20180130-0009438, in the Office of the County Register of Deeds for Davidson County, Tennessee.

Statement required by T.C.A. 66-24-121: The foregoing legal description is the same as contained in the previous deed of record.

The above-described property is improved property having a street address of 5800 Robertson Avenue, Nashville, TN 37209.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

SIGNATURE PAGE TO FOLLOW

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 4th day of September, 2020.

VICTORIA V. MORGAN formerly known as
VICTORIA T. ALSTON

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that VICTORIA V. MORGAN formerly known as VICTORIA T. ALSTON, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 4 day of September, 2020.

Notary Public
My Commission expires: 3/8/22

VICTORIA D. GALY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2022

TADISHI J. MORGAN

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that TADISHI J. MORGAN, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 4 day of September, 2020.

Notary Public
My Commission expires: 3/8/22

VICTORIA D. GALY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2022

VALUATION AFFIDAVIT

I/We, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 10.00 .

Affiant/Grantee

Affiant/Grantee

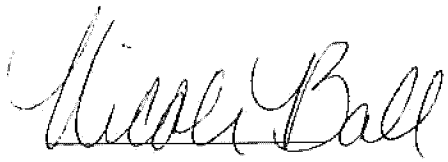
Subscribed and sworn to before me this 4 day of September, 2020.

Notary Public
My Commission expires: 3/8/22

VICTORIA D. GALY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2022

TRUE COPY CERTIFICATION

I, **Nicole Ball**, 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.



Nicole Ball

State of Pennsylvania

County of Allegheny

Personally appeared before me, Sean Depp, a notary public for this county and state, Nicole Ball, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature

My Commission Expires: 5/3/2021

Notary's Seal:

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Sean Depp, Notary Public
Findlay Twp., Allegheny County
My Commission Expires May 3, 2021
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES