AFTER RECORDING RETURN TO:
Darren Orton
5233 Timber Gap Dr.
Nashville, TN 37221
File No. 01-20141714-02C

Karen Johnson Davidson County
Batch# 536229 DEEDQC
12/17/2020 08:01:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20201217-0149093

This document prepared by:
JOHN O. WINDSOR, ESQ.
1775 Lelia Drive Suite E (2nd floor)
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866-333-3081

Tax ID No.: 155160A06300CO

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## QUIT CLAIM DEED

THIS DEED made and entered into on this 10 day of Dec., 2020, by and between **DARREN ORTON, A MARRIED MAN, WHO ACQUIRED TITLE AS AN UNMARRIED MAN, AS SOLE OWNER AND LAURA FRIGGERI,** a mailing address of 5233 TIMBER GAP DR, NASHVILLE, TN 37221, hereinafter referred to as Grantor(s) and **DARREN ORTON, A MARRIED MAN**, a mailing address of 5233 TIMBER GAP DR, NASHVILLE, TN 37221, 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, do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Also known as: 5233 TIMBER GAP DR, NASHVILLE, TN 37221

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

Being the same property conveyed to Darren Orton, an unmarried man, as sole owner, from Darren Orton, an unmarried man, Stephanie Orton, and S.C. Orton are one in the same person, an unmarried woman, who acquired title as husband and wife, in a prior Deed recorded under Document Number: 20141208-0112264, recorded on 12/08/2014 in Davidson County, Tennessee.

And that said conveyance does not render the Grantor(s) insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

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

Darren Orton

**DARREN ORTON**

Laura Friggeri

**LAURA FRIGGERI**

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Darren Orton and Laura Friggeri, 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 executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in 5233 TIMBER GAP DR NASHVILLE DAVIDSON TN37221, this 10 day of December, 20 22

Kimberly L. Chambers

Notary Public
My Commission expires: 1-25-2023

KIMBERLY L. CHAMBERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Expires January 25, 2023

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

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Darren Orton
Affiant

STATE OF TN
COUNTY OF Davidson

Sworn to before me this 10 day of December, 2022.

Kimberly L Chambers
Notary Public
My Commission Expires: 1-25-2023

KIMBERLY L. CHAMBERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Expires January 25, 2023

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

**DARREN ORTON**
5233 TIMBER GAP DR
NASHVILLE, TN 37221

Name and address of property owner:

**DARREN ORTON**
5233 TIMBER GAP DR
NASHVILLE, TN 37221

**EXHIBIT A**
**LEGAL DESCRIPTION**

SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 76, ON THE PLAN OF TRACESIDE, SECTION 2, OF RECORD IN BOOK 7900, PAGES 980 AND 981, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

TAX ID NO:155160A06300CO

BEING THE SAME PROPERTY CONVEYED BY QUIT CLAIM DEED:

GRANTOR: DARREN ORTON, AN UNMARRIED MAN, STEPHANIE ORTON AND S.C. ORTON ARE ONE IN THE SAME PERSON, AN UNMARRIED WOMAN, WHO ACQUIRED TITLE AS HUSBAND AND WIFE
GRANTEE: DARREN ORTON, AN UNMARRIED MAN, AS SOLE OWNER
DATED: 10/31/2014
RECORDED: 12/08/2014
DOC#/BOOK-PAGE: 20141208-0112264 / NA

PROPERTY COMMONLY KNOWN AS: 5233 TIMBER GAP DR, NASHVILLE, TN 37221

## Tennessee Certification of Electronic Document

I, Auburn R Carnegie, 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.

Signer's Name

Signature

State of PA

County of Allegheny

Personally appeared before me, Jennifer L. Lander, a notary public for this county and state,

Notary's Name

Auburn R Carnegie, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Signer's Name

Notary's Signature

MY COMMISSION EXPIRES: 10/17/2023

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
JENNIFER L LANDER - Notary Public
Allegheny County
My Commission Expires Oct 17, 2023
Commission Number 1355954

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0241

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