Karen Johnson Davidson County
Batch# 636773 DEEDQC
05/14/2021 01:40:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20210514-0065477

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF May, 2021.

Notary Public

MY COMMISSION EXPIRES: 10/7/2023
(AFFIX SEAL)

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-07-2023

AJ-QCD-21-17B

THIS INSTRUMENT WAS PREPARED BY (and return to):

Rudy Title and Escrow, LLC
2012 21st Ave S
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
17 B Fern, LLC	**Caliber Home Loans, Inc.**	
(NAME)	(NAME)	**071-14-2A-002.00-CO**
2263 Wild Plains Circle	**1525 S Beltine Road**	
(ADDRESS)	(ADDRESS)	
Rocklin, CA, 95765	**Coppell, TX, 75019**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JASON A. SCORZA, A MARRIED MAN,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **17 B Fern, LLC, a Tennessee limited liability company,** hereinafter called the Grantee, its heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, 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 Cottages of Fern Avenue I, a Horizontal Property Regime with Private Elements of record as Instrument No. 20191118 0118740 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to **JASON A. SCORZA, A MARRIED MAN** by Warranty Deed from **Rhow Properties, LLC, a Tennessee limited liability company,** of record in **Instrument No. 20210507-0061507** , Register's Office for Davidson, Tennessee.

This Instrument was prepared with information supplied by the Grantee. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **17 B Fern Ave., Nashville, Tennessee 37207**.

Witness my hand this the 15 day of May, 2021.

JASON A. SCORZA

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared **JASON A. SCORZA,** the within named bargainor, to me known (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 15 day of May, 2021.

Notary Public
My Commission Expires: 10/2/2023
(SEAL)

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

True Copy Certification

I, John Gleaves, 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Gabriel Lutz, a notary public for this county and state, John Gleaves, 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: 10/2/2023
Notary' Seal (if on paper)

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY