Karen Johnson Davidson County
Batch# 706970 DEEDQC
08/30/2021 11:34:08 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210830-0116553

Record and Return Mail To:
This Instrument Prepared By:
COOK TILLMAN LAW GROUP
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from Information supplied by the parties

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:
Christopher Michael Nordby and
Shaina Naomi Escribano-Miranda, Co-Trustees
Nordby Family Revocable Living Trust
1107 Holly Street
Nashville, TN 37206

Send Tax Bills To:
New Owner

Map and Parcel No.
08309023900

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Christopher M. Nordby and wife, Shaina Naomi Escribano-Miranda**, ("Grantor") this day have bargained and sold, and hereby quitclaim, convey and transfer unto **Christopher Michael Nordby and Shaina Naomi Escribano-Miranda, Co-Trustees, Nordby Family Revocable Living Trust Agreement dated August 25, 2021** ("Grantees"), all of their interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of East Edgefield Subdivision of record in Plat Book 21, Page 147, in the Register's Office for Davidson County, Tennessee, to which Plan reference is made for a more complete description of the property.

Being the same property conveyed to **Christopher M. Nordby and wife, Shaina Naomi Escribano-Miranda**, by Quitclaim Deed dated June 18, 2020, from **Christopher M. Nordby, a married man**, recorded in Instrument No. 20200629-0069959, Register's Office of Davidson County, Tennessee.

This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of East Edgefield, as recorded in Plat Book 21, Page(s) 147.

This is improved property known as: **1107 Holly St., Nashville, TN 37206.**

Christopher M. Nordby and **Christopher Michael Nordby** are one and the same person.

(Legal description from prior deed of record).

Section 35-15-510 of the Tennessee Code Annotated shall apply to the real property described herein.

IN WITNESS WHEREOF, the Grantors hereby affix their signatures on this the 25th day of August 2021.

Christopher M. Nordby

Shaina Naomi Escribano-Miranda

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Christopher M. Nordby**, with whom I am personally acquainted, and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 25th day of August 2021.

Notary Public

My Commission Expires: 9/16/2023

RUSSELL T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Shaina Naomi Escribano-Miranda**, with whom I am personally acquainted, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 25th day of August 2021.

Notary Public

My Commission Expires: 9/16/2023

RUSSELL T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is Zero Dollars ($0).

Affiant

Sworn to and subscribed to before me, this the 25th day of August 2021.

Notary Public

My Commission Expires: 9/16/2023

RUSSELL T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY