This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 813109 DEEDQC
03/01/2022 02:39:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220301-0023283

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

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me, this the 18th day of February, 2022.

Notary Public
My Commission Expires: 11-6-2024

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Equity Trust Company Custodian<br>FBO James G. Lam<br>910 Lauren Court<br>Nashville, TN 37217 | New Owner | 150-02-0-191.00 |

## 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, **Equity Trust Company Custodian FBO James G. Lam Traditional IRA** ("Grantor") does hereby quitclaim and convey unto **Equity Trust Company Custodian FBO James G. Lam Roth IRA**("Grantee"), its heirs and assigns, all of the Grantor's right, title, and interest in and to a certain tract or parcel of land lying and being in Davidson County, Tennessee, and being more particularly described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 78-A, Zone Lot Division, Lots Nos. 78, Harbor Gate, Section 2, Rev., of record in Plat Book 8250, page 745, amending Plat Book 6250, page 33, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Equity Trust Company Custodian FBO James G. Lam Traditional IRA by Warranty Deed from Reginald Eugene Moorman and wife, Devolla S. Moorman, of record in Instrument No. 20120206-0010221 Register's Office for Davidson County, Tennessee, dated February 1, 2012 and recorded on February 6, 2012.

Being also known as **910 Lauren Court, Nashville, Tennessee 37217.**

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 16th day of February, ~~2021~~. 2022. LD

GRANTOR:

**EQUITY TRUST COMPANY CUSTODIAN FBO JAMES G. LAM TRADITIONAL IRA**

BY: _____
NAME: Jeffrey S. Brown
ITS: Corporate Alternate Signer

STATE OF OHIO
COUNTY OF CUYAHOGA

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Jeffrey S. Brown**, with whom I am personally acquainted or whose identity was proved to me on the basis of satisfactory evidence and who acknowledged that he/she is the Corporate Alternate Signer of **EQUITY TRUST COMPANY CUSTODIAN FBO JAMES G. LAM TRADITIONAL IRA**, and that as such Corporate Alternate Signer, he/she has the authority to sign on behalf of **EQUITY TRUST COMPANY CUSTODIAN FBO JAMES G. LAM TRADITIONAL IRA,** and did execute the within instrument for the purposes therein contained.

Witness my hand and official seal this 16 day of February, 2022.

Christina M Wilson
Notary Public

My Commission Expires: 12.27.2025

NOTARIAL SEAL STATE OF OHIO

CHRISTINA M WILSON
Notary Public, State of Ohio
My Commission Expires
December 27, 2025

Certificate of Authenticity

I, Storey Carver, do hereby make oath that I am the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on February 16, 2022.

Storey Carver
Affiant Signature

2/16/2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 16th day of February 2022.

Rachel Marie Collins
Notary's Signature
My Commission Expires: 3-6-2024

Notary's Seal

