Karen Johnson Davidson County
Batch# 842336 DEEDQC
04/19/2022 03:56:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220419-0045326

After Recording Return to:

UNISOURCE
2600 MICHELSON DR SUITE 200
IRVINE CA 92612

Prepared: P. DeSantis, Esquire
235 West Brandon Blvd., #191
Brandon, Florida 33511
(866) 755-6300
PREPARER NOT RESPONSIBLE FOR CLOSING

Map & Parcel:
091 06 4C 002.00

QUITCLAIM DEED

{Exempt from Taxation Pursuant to T. C. A § 67-4-409 (3) (A) (i) }
[this deed is being executed to update name and marital status on title]

New Owner/ Property Being Conveyed
Corey Lotridge
Stephanie Moore-Lotridge
1010 North 57th Avenue,
Nashville, TN 37209

Send Tax Bills To:
New Owner

Mail Tax Statement To:
New Owner

THIS INDENTURE, made this 10th day of MAY, 2021, between COREY LOTRIDGE and STEPHANIE MOORE-LOTRIDGE, formerly known as Stephanie Moore, a now married couple, residing at 1010 North 57th Avenue, Nashville, TN 37209, collectively hereinafter referred to as "**Party of the First Part**" and COREY LOTRIDGE and STEPHANIE MOORE-LOTRIDGE, husband and wife as tenants by the entireties, collectively hereinafter referred to as "**Party of the Second Part.**"

WITNESSETH

That the said Party of the First Part, for and in consideration of the sum of Ten Dollars ($10.00) and no other good and valuable consideration in hand paid by the said Party of the Second Part, the receipt of which is hereby acknowledged, have bargained, sold, remised, released and QUIT-CLAIMED, and, do hereby bargain, sell remise, release and QUIT-CLAIM unto the said Party of the Second Part, the following described premises, to wit:

Situated in Davidson County, Tennessee and being further bounded and described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 1010 OF 1008 57TH AVENUE NORTH TOWNHOMES OF RECORD IN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTION FOR 1008 57TH AVENUE NORTH TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS AT INSTRUMENT NO. 20160727-0077114, AS AMENDED IN INSTRUMENT NO. 20160909-0095103, PLAN APPEARING ON EXHIBIT B, TO SAID AMENDMENT, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

SUBJECT TO ALL MATTERS OF RECORD.

BEING THE SAME PROPERTY AS CONVEYED TO COREY LOTRIDGE A SINGLE MAN, AND STEPHANIE MOORE, A SINGLE WOMAN BY DEED FROM REGAL DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, RECORDED 06/07/2017 AS DOCUMENT NO. 20170607-0057228, DAVIDSON COUNTY, TENNESSEE.

PROPERTY ADDRESS: 1010 North 57th Avenue, Nashville, TN 37209
The legal description was obtained from a previously recorded instrument.

IN WITNESS WHEREOF, the said Party of the First Part has hereunto set a hand and seal the day and year first above written.

COREY LOTRIDGE

STEPHANIE MOORE-LOTRIDGE,
formerly known as Stephanie Moore

STATE OF TENNESSEE }

COUNTY OF DAVIDSON }

On this 10th day of MAY, 2021, before me personally appeared **COREY LOTRIDGE** and **STEPHANIE MOORE-LOTRIDGE,** formerly known as Stephanie Moore to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

NOTARY PUBLIC

My Commission Expires: July 5, 2021

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 0

COREY LOTRIDGE

STEPHANIE MOORE-LOTRIDGE,
formerly known as Stephanie Moore

Subscribed and sworn to before me this 10th day of MAY, 2021.

NOTARY PUBLIC

My Commission Expires: July 5, 2021

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance. Further such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

MICHAEL C. DAVIS JR.
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires July 5, 2021

Tennessee Certification of Electronic Document

I, Kaylee Roland, do hereby make oath that I am a licensed attorney and/or 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 1/6/2022 (date of document).

Affiant Signature

1/6/2022
Date

State of Texas

County of Collin

Sworn to and subscribed before me this 6 day of January, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 6-8-2024

NOTARY'S SEAL

MICHELE HARRIS
Notary Public, State of Texas
Comm. Expires 06-08-2024
Notary ID 12354000

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