Karen Johnson Davidson County
Batch# 857373 DEEDQC
05/17/2022 03:52:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20220517-0057075

This Instrument prepared by:

K. David Bradley, Jr., Esq., Tennessee Bar No. 12873
8845 Leatherwood Road, Salt Lick, Kentucky 40371
Drafted without title search being performed by Scrivener.

Return to: Orange Coast Lender Services
1000 Commerce Drive, Suite 520, Pittsburgh, PA 15275

Reference Number: 745233

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
George T. Lockridge	George T. Lockridge	050-03-0B-202-00
1832 Apple Valley Circle	1832 Apple Valley Circle	
Nashville, TN 37207	Nashville, TN 37207	

QUITCLAIM DEED

Deed Exempt Pursuant to Section TCA 67-4-409(a)(4)

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, cash in hand paid, the receipt and legal sufficiency of which are hereby acknowledged, GEORGE T. LOCKRIDGE and DEMETRA NICOLE ALLEN and PATRINA GAIL PATTERSON, hereinafter referred to as "Grantor", does hereby convey, transfer, remise, release, relinquish and quitclaim unto GEORGE T. LOCKRIDGE, in fee simple, hereinafter referred to as "Grantee", whose mailing address is: 1832 Apple Valley Circle, Nashville, TN 37207, his heirs and assigns forever, all of Grantor's right, title and interest in and to the following property being situated and located in the County of Davidson, State of Tennessee together with all improvements located thereon, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 115 on the amended Final Plat of Mulberry Downs, Phase 1-B, of record in Book 7900, Page 818, said Register's Office to which Plan reference is hereby made for a more complete description.

Tax ID No.: 050-03-0B-202-00

Being the same property conveyed to George T. Lockridge, Demetra Nicole Allen and Patrina Gail Patterson by George T. Lockridge, Deed dated 6/15/2021, recorded 6/25/2021, in Instrument No. 20210625-0086708, in the Office of the County Register of Deeds for the County of Davidson, State of Tennessee.

Statement required by T.C.A. 66-24-121: The foregoing legal description is the same as contained in the previous deed of record.

The above-described property is improved property having a street address of 1832 Apple Valley Circle, Nashville, TN 37207.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 12 day of MARCH, 2022.

GEORGE T. LOCKRIDGE

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that GEORGE T. LOCKRIDGE, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 12 day of March, 2022.

Notary Public
My Commission expires: October 30, 2024

HEATHER M. MIQUI
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 10-30-2024

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 12 day of March, 2022

DEMETRA NICOLE ALLEN

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that DEMETRA NICOLE ALLEN, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 12 day of March, 2022.

Notary Public
My Commission expires: October 30, 2024

HEATHER M. MIQUI
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 10-30-2024

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 12 day of March, 2022.

Patrina Gail Patterson
PATRINA GAIL PATTERSON

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that PATRINA GAIL PATTERSON, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 12 day of March, 2022.

Heather M. Mc
Notary Public
My Commission expires: October 30, 2024

HEATHER M. MCCUI
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 10-30-2024

VALUATION AFFIDAVIT

I/We, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $10.00.

George T Lockridge

GEORGE T. LOCKRIDGE

Subscribed and sworn to before me this 13 day of March, 2024

Heather M. Miqui

Notary Public

My Commission expires: October 30, 2024

HEATHER M. MIQUI
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 10-30-2024

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES, TAX RELATED MATTERS OR ANY MATTER RELATED TO MEDICAID OR TENNCARE BENEFITS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED BY PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN THAT THIS DEED HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED AND THE SAME SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, LEGAL AND/OR TAX RELATED COUNSEL.

Tennessee Certification of Electronic Document

I, Ashley J. Leskai, 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 March 12, 2022 (date of document).

Ashley J. Leskai

Affiant Signature

May 10, 2022

Date

State of Pennsylvania

County of ALLEGHENY

Sworn to and subscribed before me this 10th day of May, 2022.

Shannon Taylor

Notary's Signature

Commonwealth of Pennsylvania - Notary Seal
Shannon Taylor, Notary Public
Allegheny County
My commission expires September 15, 2024
Commission number 1300893
Member, Pennsylvania Association of Notaries

MY COMMISSION EXPIRES: 09/15/2024

NOTARY'S SEAL