Karen Johnson Davidson County
Batch# 895262 DEEDQC
07/28/2022 10:23:38 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220728-0086068

THIS INSTRUMENT PREPARED BY:
Madison Title & Escrow, LLC
1033 Demonbreun Street, Ste. 300
Nashville, TN 37203
Telephone (615) 942-8096
Fax (615) 523-4900

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual value or consideration, whichever is greater, for this transfer is $0.00.

Amanda Birnon
Affiant

Sworn to and subscribed before me this 27 day of July, 2022.

Notary Public
My Commission Expires: 06/20/24

CHRISTINE N MARON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires

This instrument was prepared based upon information provided by the parties without the benefit of a title search.

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
Cameron Wade Titus	606 B Moore Avenue	Owner	
606 B Moore Avenue	Nashville, TN 37203		**105-07-0M-002.00-CO**
Nashville, TN 37203			

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and 00/100 ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, **we, Justin Titus and wife, Laura Titus** (Grantors), do hereby quitclaim, transfer and convey unto **Cameron Wade Titus, a single man** (Grantee), their successors and assigns, all of his rights, title and interest, the following described tracts or parcel of land situated in Williamson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit No. B, 606 Moore Avenue Townhomes, as shown on Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20140612-0051356, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Justin Titus and Laura Titus, husband and wife by Warranty deed from Kurtis Lammers and Emily Lammers of record in Instrument No. 20191104-0113140 Register's Office for Davidson County, Tennessee, dated November 01, 2019 and recorded on November 04, 2019.

Being the same property conveyed to Threeseas Housing LLC by Quitclaim deed from Justin Titus and Laura Titus of record in Instrument No. 20200831-0098672 Register's Office for Davidson County, Tennessee, dated August 27, 2020 and recorded on August 31, 2020.

Being the same property conveyed to Justin Titus and wife, Laura Titus by Quitclaim deed from Threeseas Housing, LLC of record in Instrument No. 20211228-0170653 Register's Office for Davidson County, Tennessee, dated December 17, 2021 and recorded on December 28, 2021.

WITNESS my hand this the 27 day of ~~May~~ July, 2021.

Justin S Titus
Justin Titus

Laura Titus

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Christine Maroon, the undersigned, a Notary Public, in and for said State and County, **Justin Titus and wife, Laura Titus,** with whom I am personally acquainted (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 at Nashville, Tennessee, this 27 day of July, 2022.

NOTARY PUBLIC
My Commission Expires: 10/26/24

CHRISTINE N MAROON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires