Karen Johnson Davidson County
Batch# 957891 DEEDQC
01/04/2023 02:58:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20230104-0000722

THIS INSTRUMENT WAS PREPARED BY: Stewart Title Company 100 Bluegrass Commons Blvd, Suite 115 Hendersonville, TN 37075 **NO TITLE SEARCH WAS PERFORMED. THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES.**	STATE OF **TENNESSEE** COUNTY OF **SUMNER** I HAVE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS 4th DAY JANUARY, 2023. NOTARY PUBLIC MY COMMISSION EXPIRES:

JANET L. ADAMS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 01-31-2024

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS:
Justin Joseph Lynch and Joseph Louis Lynch, Jr. and wife, Ofelia Lynch	LoanDepot.com, LLC	050070C22300CO
4520 Skywood Lane	26642 Towne Centre Drive	
Nashville, TH 37207	Foothill Ranch, CA 92610	

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Justin Joseph Lynch, an unmarried man, and Joseph Louis Lynch, Jr., a married man, "GRANTORS", by these presents, does hereby quitclaim and convey unto Justin Joseph Lynch, an unmarried man, and Joseph Louis Lynch, Jr. and wife, Ofelia Lynch, all as tenants by the entirety with right of survivorship, hereinafter called "GRANTEES", their successors, heirs and assigns all of their rights, title and interests in and to a certain tract or parcel of land in **Davidson** County, State of **TENNESSEE**, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 223, on the plan of Skyridge Townhomes, a Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No: 20210914-0123153, amended and restated in Instrument No. 20211222-0168892, amended in Instrument No: 20220404-0038936, and Instrument No: 20220419-0045110 and Instrument 20220509-0052784, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Justin Joseph Lynch and Joseph Louis Lynch, Jr by deed from Meritage Homes of Tennessee, Inc., an Arizona corporation dated December 8, 2022 and recorded on December 8, 2022 in Instrument No: 20221208-0128105, Register's Office for Davidson County, Tennessee.

Said property is transferred subject to such limitations, restrictions, and encumbrances as may affect the premises.

This is **improved** property; commonly known as 4520 Skywood Lane, Nashville, TN 37207.

WITNESS our hands this 4th day of January, 2023.

Justin Joseph Lynch

Joseph Louis Lynch, Jr.

* Justin Joseph Lynch and Joseph Louis Lynch, Jr.

STATE OF **TENNESSEE**
COUNTY OF **SUMNER**

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared * , with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal this 4th day of January, 2023.

Notary Public

My Commission Expires: _____

JANET L. ADAMS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 01-31-2024

CERTIFICATE OF AUTHENTICITY

I, Deborah Rand do hereby make oath that I am a licensed attorney and/or 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 1-4-23.

Affiant
Date: 1-4-23

STATE OF TENNESSEE
COUNTY OF Sumner

Sworn to and subscribed before me this 4th day of January, 2023

Notary Public

My Commission Expires:

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-31-2024