Karen Johnson Davidson County
Batch# 962827 DEEDQC
01/20/2023 08:54:30 AM 8 pgs
Fees: $42.00 Taxes: $0.00
20230120-0004623

THIS INSTRUMENT PREPARED BY:	WHEN RECORDED RETURN TO:	Send Tax Bills To Grantee(s) at:	Map & Parcel No.
Carolyn Dale Attorney at Law*, c/o Betters Law Firm PLLC, 800 Town & Country Boulevard, Suite 500, Houston, Texas 77024	Doma Insurance Agency, Inc. FKA States Title Agency, Inc. Recording Dept 4 Park Plaza Suite 1500 Irvine, CA 92614	Angela Lee Wood, Ronald Neil Nash 3156 Harborwood Drive, Nashville, TN 37214	108-12-0B-023-00

QUITCLAIM DEED

FOR ZERO DOLLARS ($0.00), and other good and valuable consideration, given by Angela Lee Wood and Ronald Neil Nash, wife and husband, as tenants by the entirety, whose address is 3156 Harborwood Drive, Nashville, TN 37214 ("Grantee(s)"), the receipt and sufficiency all of which is hereby acknowledged, Angela L. Wood, also known as Angela Lee Wood, joined in execution by spouse Ronald Neil Nash, whose address is 3156 Harborwood Drive, Nashville, TN 37214, ("Grantor(s)"), does hereby quitclaim and convey unto Grantee(s), Grantee's heirs, and assigns (if applicable), all of Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 118 ON THE PLAN OF PHASE 1A, SECTION ONE, HARBORVIEW SUBDIVISION, AS OF RECORD IN BOOK 6900, PAGE 583, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

The legal description was obtained from a previously recorded instrument or from the title commitment generated for this transaction.

Being the same real estate conveyed to Grantor(s) by instrument recorded on 07/21/2004 at Instrument Number 20040721-0087576 in the Register's Office of Davidson County, Tennessee.

Commonly known as 3156 Harborwood Drive, Nashville, TN 37214. This address is provided for informational purposes only.

Subject to all valid easements, rights-of-way, reservations, covenants and restrictions of record.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. AND, subject always to those liens, easements, encumbrances and exceptions of record.

As used herein, pronouns shall be construed according to their gender and number according to the context thereof.

NOTICE: This instrument was prepared by local counsel for Betters Law Firm PLLC ("BLF") at the request of Doma Insurance Agency, Inc. ("Client") using information provided by Client. Unless BLF has been informed of any reservations required by the grantor, the reservations are not included in this instrument. Any transfer tax calculations provided are estimates and the exemption recommendations are based on the best information that BLF has from the recording jurisdiction regarding exemptions at the time of document preparation. By accepting this instrument, all parties to the transaction release BLF from any liability. BLF has not investigated or verified information provided by Client and BLF does not warrant the validity of the information nor quality of title to the real estate described above. BLF does not represent any of the parties named in this instrument. The parties should seek independent legal counsel for advice concerning the effect and consequences of this instrument. Parties should be aware that on occasion, Client alters instruments after BLF has provided the instrument and without the consent of BLF or its local counsel. BLF is not responsible for any such alteration.

[Signature Page Follows]

File No. ACH-356968

GRANTOR(S): Angela L Wood aka Angela Lee Wood

Angela L. Wood, also known as Angela Lee Wood

ACKNOWLEDGMENT

STATE OF TN)
)
COUNTY OF Davidson)

Personally appeared before me, Derek Truelove, notary public, Angela L. Wood, also known as Angela Lee Wood, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11 day of January, 23.

Notary Public

Derek Truelove

Notary Public Name (Printed)

My Commission Expires: 3.4.24

DEREK TRUELOVE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/04/2024
WILSON COUNTY

GRANTOR(S):

Ronald Neil Nash

Ronald Neil Nash

ACKNOWLEDGMENT

STATE OF TN)
)
COUNTY OF Davis)

Personally appeared before me, Derek Truel, notary public, Ronald Neil Nash, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11 day of January, 23.

Notary Public

Derek Truelo

Notary Public Name (Printed)

My Commission Expires: 3.4.24

DEREK TRUELOVE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/04/2024
WILSON COUNTY

OATH OF CONSIDERATION

The actual consideration or value, whichever is greater, for this transfer is $0.00.

GRANTEE(S):

Angela L. Wood Ronald Neil Nash

ACKNOWLEDGMENT

STATE OF TENNESSEE

COUNTY OF Davis

Personally appeared before me, Derek Truelu, notary public, Angela Lee Wood and Ronald Neil Nash, wife and husband, as tenants by the entirety, the within named Grantee(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11 day of January, 23.

Notary Public

Derek Truel

Notary Public Name (Printed)

My Commission Expires: 3 4 24

DEREK TRUELOVE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/04/2024
WILSON COUNTY

(For Recording Data Only)

OATH OF CONSIDERATION

The actual consideration or value, whichever is greater, for this transfer is $0.00.

GRANTEE(S):

Angela L. Wood Ronald Neil Nash

ACKNOWLEDGMENT

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, Derek Truelove, notary public, Angela Lee Wood and Ronald Neil Nash, wife and husband, as tenants by the entirety, the within named Grantee(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11 day of January, 23.

Notary Public

Derek Truelove

Notary Public Name (Printed)

My Commission Expires: 3/4/24

(For Recording Data Only)

DEREK TRUELOVE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/04/2024
WILSON COUNTY

Tennessee Certification of Electronic Document

I, Jenya Ivas, 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 11/11/23 (date of document).

Affiant Signature

11/19/23
Date

State of _____

County of _____

Sworn to and subscribed before me this _____ day of _____, 2_____.

See Attached.

Notary's Signature

MY COMMISSION EXPIRES:_____

NOTARY'S SEAL

CALIFORNIA JURAT **GOVERNMENT CODE § 8202**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of ORANGE

Subscribed and sworn to (or affirmed) before me on this 19th day of JAN, 2023, by
Date *Month* *Year*

(1) KENYA RIVAS

(and (2) _____),
Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

BAYON J. WATTS JR.
Notary Public - California
Los Angeles County
Commission # 2298097
My Comm. Expires Jul 21, 2023

Signature _____
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: TENANT ORIENTATION DOC

Document Date: JAN 19th 2023 Number of Pages: _____

Signer(s) Other Than Named Above: NONE

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