Karen Johnson Davidson County
Batch# 966454 DEEDQC
02/02/2023 11:54:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230202-0007734

Recordation Requested By/Return to:
STEWART TITLE GUARANTY COMPANY
1900 SOUTH STATE COLLEGE BLVD. SUITE 200
ANAHEIM, CA 92806
File No. NSWREF22537644

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BY
RYAN SMITH
o/b/o BC LAW FIRM, P.A,
409 SHADOW PKWY CHATTANOOGA, TN 37421
NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX NOTICES TO:	MAP PARCEL NUMBERS
SONYA LASTER	SONYA LASTER	032 09 0 06500
4840 INDIAN SUMMER DRIVE NASHVILLE, TN 37207	4840 INDIAN SUMMER DRIVE NASHVILLE, TN 37207	

Executed this 26 day of January 2023.

KNOW ALL MEN BY THESE PRESENTS, THAT FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), IN HAND PAID TO **SONYA LASTER FORMERLY KNOWN AS SONYA SWEENEY**, HEREINAFTER CALLED THE GRANTOR, DO/DOES HEREBY REMISE, RELEASE AND FOREVER QUITCLAIM TO **SONYA LASTER, A WIDOW**, HEREINAFTER CALLED THE GRANTEE, HIS/HER/ITS SUCCESSORS, HEIRS AND ASSIGNS, ALL MY/THEIR RIGHT, TITLE AND INTEREST 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 LOT NO. 154, ON THE PLAN OF SECTION ONE, QUAIL RIDGE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 6250, PAGE 398, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

SUBJECT TO ANY AND ALL PLATS, EASEMENTS, RESTRICTIONS, AND OTHER MATTERS OF RECORD. THE ABOVE LEGAL DESCRIPTION IS THE SAME AS THAT CONTAINED IN THE PREVIOUS DEED OF RECORD.

BEING THE SAME PROPERTY CONVEYED TO SONYA LASTER, FORMERLY KNOWN AS SONYA SWEENEY BY QUIT CLAIM DEED FROM JADE SWEENEY, DATED AUGUST 24, 2022, RECORDED ON OCTOBER 5, 2022 AS INSTRUMENT 20221005-0109888.

Property known as, 4840 INDIAN SUMMER DRIVE, NASHVILLE, TN 37207

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This instrument was prepared without the benefit of a title examination.

Witness my hand this 26 day of January, 2023

Sonya Laster F/K/A Sonya Sweeney
SONYA LASTER F/K/A SONYA SWEENEY

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, Rita Henley, Notary Public of the state and county mentioned, personally appeared **SONYA LASTER F/K/A SONYA SWEENEY** to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal)

RITA HENLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 6, 2024

Rita Henley
Notary Public
Printed Name: Rita Henley
My Commission Expires: 11-06-2024

VALUATION AFFIDAVIT

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 $ 10.00 .

Donya Laster
Affiant

STATE OF TENNESSEE

COUNTY OF Davidson

Subscribed and sworn before me this the 26th day of January, 2023

Rita Henley
Notary Public
My commission expires: 11-06-2024

RITA HENLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 6, 2024

Tennessee Certification of Electronic Document

I, Tu Huynh, 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 01-26-2023 (date of document).

Affiant Signature

02-01-2023
Date

State of California

County of Orange

Sworn to and subscribed before me this 1st day of Feb, 2023.

CHUONG A. LAM
Notary Public - California
Orange County
Commission # 2329677
My Comm. Expires Jun 15, 2024

Notary's Signature

MY COMMISSION EXPIRES: June 15, 2024

NOTARY'S SEAL