Karen Johnson Davidson County
Batch# 973759 DEEDQC
02/23/2023 02:30:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230223-0012922

This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (CLL)
150 3rd Ave. South, Suite 1100
Nashville, TN 37201

QUITCLAIM DEED

Address New Owners:	Send Tax Bills To:	Map/Parcel Number:
Marla K. Orsagh 831 Summerly Drive Nashville, TN 37209	Same	102 12 0 016.00

WHEREAS, in June 2020, Linda McRedmond Orsagh paid a portion of the consideration for the purchase of property located at 831 Summerly Drive, Nashville, Tennessee, with the intention to make a loan to her daughter Marla Katherine Orsagh;

WHEREAS, since then, payments have been made on the loan and Marla has maintained the property without contribution from Linda;

WHEREAS, title to the property incorrectly names Marla Katherine Orsagh, unmarried, and Linda McRedmond Orsagh, married, as tenants in common with right of survivorship inconsistent with the parties' intent; and

WHEREAS, the parties now desire to correct the titling of the property to match the intent and substance of the transaction; and

NOW, THEREFORE, FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Marla Katherine Orsagh, unmarried, and Linda McRedmond Orsagh, married, tenants in common with right of survivorship (the "Grantors"), do hereby quitclaim, transfer and convey all their right, title and interest in and to the following described property to, Marla Katherine Orsagh (the "Grantee"), in fee simple, said property being a tract or parcel of land in Davidson County, State of Tennessee, and any improvements thereon (the "Property"), more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 111 on the plan of Horton Heights, Section IX, of record in Plat Book 2133, Page 31, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Marla Katherine Orsagh, unmarried, and Linda McRedmond Orsagh, married, tenants in common with right of survivorship, by Warranty Deed from ABI Investments, LLC dated June 17, 2020, recorded in Instrument No. 20200622-0066322, in the Register's Office of Davidson County, Tennessee.

The legal description is the same as the previous deed of record.

This is improved property known as 831 Summerly Drive, Nashville, Tennessee 37209.

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property.

The purpose of this conveyance is to dissolve the tenants in common with right of survivorship of Marla Katherine Orsagh, unmarried and Linda McRedmond Orsagh, married, and vest title to the property in Marla Katherine Orsagh.

IN WITNESS WHEREOF, the Grantors have executed this instrument to be effective as of the 31 day of December, 2022.

Linda McRedmond Orsagh, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Linda McRedmond Orsagh, Grantor, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 31 day of December, 2022.

Anita M. Sheridan
Notary Public

My Commission Expires: 7-9-2024

ANITA M. SHERIDAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2024

Marla Katherine Orsagh, Grantor

TATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Marla Katherine Orsagh, Grantor, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 31 day of December, 2022.

Anita M. Sheridan
Notary Public

My Commission Expires: 7-9-2024

ANITA M. SHERIDAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 9, 2024

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is zero dollars ($0.00)

Marla Katherine Orsagh, Affiant

Subscribed and sworn to before me this 31 day of December, 2022.

Anita M. Sheridan
Notary Public

My Commission Expires: 7-9-2024

ANITA M. SHERIDAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 9, 2024

CERTIFICATE OF AUTHENTICITY

I, Carla L. Lovell, 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 12-31-2022 (date of document).

Carla L Lovell

Carla L. Lovell

2-23-2023

Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 23rd day of ~~December~~ February, 2023.

Notary Public

My Commission Expires: 7/7/2025

