Karen Johnson Davidson County
Batch# 979151 DEEDQC
03/10/2023 08:48:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20230310-0017298

Recordation Requested By/Return to:
STEWART TITLE GUARANTY COMPANY
1900 SOUTH STATE COLLEGE BLVD. SUITE 200
ANAHEIM, CA 92806
File No. NSWREF23549939

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
PHILLIP GRACE AUSTIN LOTT	PHILLIP GRACE AUSTIN LOTT	108 08 0 237.00
908 SANDBURG COURT NASHVILLE, TN 37214	908 SANDBURG COURT NASHVILLE, TN 37214	

Executed this 6th day of March 2023.

KNOW ALL MEN BY THESE PRESENTS, THAT FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), IN HAND PAID TO **PHILLIP GRACE a/k/a/ PHILLIP HAYSE GRACE AND KEISHA GRACE, HUSBAND AND WIFE AND AUSTIN LOTT, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, DO/DOES HEREBY REMISE, RELEASE AND FOREVER QUITCLAIM TO **PHILLIP GRACE, AN UNMARRIED MAN AND AUSTIN LOTT, AN UNMARRIED MAN, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** 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 all of Lot No. 94 on the Plan of Section Two, Reelfoot, of record in Plat Book 5200, Page 727, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Phillip Hayse Grace and Keisha Grace, husband and wife and Austin Lott, unmarried by Warranty Deed from John Lattimore, married Anne Chandler Lattimore, husband and wife, dated October 25, 2016, recorded on November 15, 2016 as Instrument 20161115-0120251.

Property known as, 908 SANDBURG COURT, NASHVILLE, TN 37214
This instrument was prepared without the benefit of a title examination.

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.

Witness my hand this 6th day of March, 2023.

PHILLIP GRACE A/K/A
PHILLIP HAYSE GRACE

AUSTIN LOTT

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, Tressie M. Lewis of the state and county mentioned, personally appeared **PHILLIP GRACE A/K/A PHILLIP HAYSE GRACE AND AUSTIN LOTT,** to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal)

TRESSIE M. LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

Notary Public
Printed Name: Tressie M. Lewis
My Commission Expires: 01/06/2025

Witness my hand this 6th day of March, 2023.

Keesha Grace
KEISHA GRACE

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, Tressie M. Lewis of the state and county mentioned, personally appeared **KEISHA GRACE** to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.
(seal)

TRESSIE M. LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

Tressie M. Lewis
Notary Public
Printed Name: Tressie M. Lewis
My Commission Expires: 01/06/2025

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 **$0.00**

Affiant

STATE OF TENNESSEE

COUNTY OF Davidson

Subscribed and sworn before me this the 6th day of March, 2023.

Notary Public

My commission expires: 01/06/2025

TRESSIE M. LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

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 03/06/2023 (date of document).

Affiant Signature

03/08/2023
Date

State of California

County of Orange

Sworn to and subscribed before me this 8th day of March, 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