Karen Johnson Davidson County
Batch# 1018686 DEEDQC
06/23/2023 03:31:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230623-0048088

Name and Address of New Owner:
Benjamin Chase, LLC
908 Crockett Street
Nashville, TN 37072

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 07116013500

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Joshua Norris, a married man**, "the Grantors," convey and quitclaim any interest they have unto, **Benjamin Chase, LLC** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lots Nos. 22 and 23 on the Plan of Essex Place, not of record, according to a survey made by Blanchard and Parrish, Surveyors, September 10, 1937, described as follows: Said Lots Nos. 22 and 23 fronts together 100 feet on the Southerly side of Crockett Street and run back between parallel lines 150 feet to an alley in the rear.

Being the same property conveyed to Ronnie S. Canups, II and Glory Canups, husband and wife, by Special Warranty Deed from LaSalle Bank National Association as Trustee for certificateholders of EMC Mortgage Loan Trust 2004-B, Mortgage Loan Pass-Through Certificates, Series 2004-B, Mortgage Loan Pass-Through Certificates, Series 2004-B, recorded on July 26, 2007, of record in Instrument No. 20070726-0088699, Register's Office for Davidson County, TN.

Being the same proeprty conveyed to Joshua A. Norris by Warranty Deed from Ronnie S. Canups, II and Glory Canups, reorded on March 5, 2021 and of record as Instrument No. 20210305-0029282, Register's Offce for Davidson County, Tennesee.

Joshua Norris and Ashley A. Tolbert are now maried, she hereby joins in to convey any interest she has, marital or otherwise.

Grantors covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTORS, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantors have executed this Quitclaim Deed on the 14th day of May, 2023.

_____(SEAL)
Joshua Norris

_____(SEAL)
Ashley A. Tolbert

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, **Joshua Norris and Ashley A. Tolbert**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 14th day of May, 2023.

REGINA V SULLO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-9-2026

_____
Notary Public
My commission expires: _____

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

REGINA V SULLO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-9-2026

Sworn to and subscribed before me this 14th day of May, 2023.

_____
Notary Public
My commission expires: _____

File # 2021-2175

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 May 14, 2023 (date of document).

Regina Sullo
Affiant Signature

June 23, 2023
Date

State of TN
County of DAVIDSON

Sworn to and subscribed before me this 23 day of June, 2023

Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

SHARON FERNANDEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

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