THIS INSTRUMENT PREPARED BY: **Martin Heller Potempa & Sheppard** 2122 21st Avenue South Nashville, Tennessee 37212 (615) 800-7096 Karen Johnson Davidson County Batch# 1027095 DEEDQC 07/17/2023 04:02:30 PM 3 pgs Fees: $17.00 Taxes: $0.00 20230717-0054945	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration for this transfer is: $0.00 ORENTHAL VONTRELL READO, AFFIANT Subscribed and sworn to before me, this 17th day of July 2023. NOTARY PUBLIC My Commission Expires: 1/27/2026

SARA DENMAN
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY
Commission Expires January 27, 2026

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
THERESA READO 1537 Mount Mitchell Court Nashville, TN 37013	New Owner	Map & Parcel: 135140A25100CO

PURSUANT TO AND IN CONSIDERATION of the terms of a certain Final Decree of Divorce entered on October 15, 2020, in the Fourth Circuit Court for Davidson County, Tennessee, in the case of Theresa Readо v. Orenthal Vontrell Readо, Docket Number 20D-330, I, Orenthal Vontrell Readо (one and the same as Orenthal V. Readо), ("Grantor") do hereby quitclaim, transfer and convey unto Theresa Readо, an unmarried person, her successors and assigns, all of my right, title and interest in and to a certain tract or parcel of land in the County of Davidson, State of Tennessee, identified below:

This is improved property known as 1537 Mount Mitchell Court, Nashville, TN 37013, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 251 on the Plan of Final Plat, Pinnacle Point Subdivision, Phase Five, of record in Plat Book 8250, Page 842, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Theresa Reado and husband, Orenthal V. Reado, on May 18, 2020, by Quitclaim deed from Theresa Reado, f/k/a Theresa C. McMahon, filed for record on May 29, 2020 as Instrument No. 20200529-00655673 with the Register's Office for Davidson County, Tennessee.

This is improved property, known as 1537 Mount Mitchell Court, Nashville, TN 37013.

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

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 17th day of July 2023.

Orenthal Vontrell Reado, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **ORENTHAL VONTRELL READO**, the Grantor, 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 official seal at office, this 17 day of July 2023.

Notary Public

My Commission Expires: 1/27/2026

SARA DENMAN
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY
Commission Expires January 27, 2026

Certificate of Authenticity

I, Jackson Bond, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Davidson

Personally, appeared before me, Jennifer Morgan, a notary public for this county and state, Jackson Bond who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/01/2024.

Notary's Seal (if on paper)

JENNIFER MORGAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2024