QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF July, 2023

Notary Public

MY COMMISSION EXPIRES 11-3-2025 (AFFIX SEAL)

BRITTANY LEA STEWART STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-03-2025

JM-LHL-23-3100

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
608 Shelby Ave
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Regina Edwards, married	**NEW OWNER**	
(NAME) **3100 Stokers Ln,**	(NAME)	**070-02-0-096 00**
(ADDRESS) **Nashville, TN 37218**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **REGINA EDWARDS f/k/a REGINA L. FRENCH, MARRIED,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **REGINA EDWARDS, MARRIED** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that 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 1 on the Plan of Tosha's Court, Section One of record in Plat Book 6050, Page 556, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Regina L French by Special Warranty Deed from New Century Mortgage Corporation of record in Instrument No 20050805-0092396 Register's Office for Davidson County, Tennessee, dated June 02, 2005 and recorded on August 05, 2005.

The said Regina L French and Regina Edwards referenced in this instrument refer to both one and the same individual

The purpose of this instrument is to correct the grantor's name in title to reflect her updated legal name

Kiere Curan Edwards, spouse of the grantor, joins in the execution of this instrument for the purpose of conveying his marital interest, if any, in the subject property

This Instrument was prepared with information supplied by the Grantees No title examination was performed to validate the accuracy of title Therefore the preparer does not accept liability for this Instrument

This is **improved** property known as **3100 Stokers Ln, Nashville, Tennessee 37218**

Karen Johnson Davidson County
Batch# 1027829 **DEEDQC**
07/18/2023 02 15 39 PM 2 pgs
Fees $12 00 Taxes $0 00

20230718-0055250

Witness my/our hand(s) this the 10 day of July, 2023

Regina Edwards
Regina Edwards

Kiere Curan Edwards

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, REGINA EDWARDS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th day of July, 2023.

Notary Public
My Commission Expires 11-3-2025
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KIERE CURAN EDWARDS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th day of July, 2023

Notary Public
My Commission Expires 11-3-2025
(SEAL)



RETURN TO:

Rudy Title & Escrow, LLC
608 Shelby Avenue
Nashville, TN 37206