Karen Johnson Davidson County
Batch# 1027849 DEEDQC
07/18/2023 02:32:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230718-0055278

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox, PLLC 3811 Bedford Avenue Suite 205 Nashville, TN 37215 (615) 383-4429	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 17 day of July, 2023. Notary Public My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 6, 2025

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Louie Oropeza 1114 Lawrence Avenue Nashville, TN 37204	Louie Oropeza 1114 Lawrence Avenue Nashville, TN 37204	Map and Parcel No.: 105131D00200CO

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Mary Elizabeth Hulsey, F/K/A Mary Elizabeth Oropeza ("Grantor")** does hereby quitclaim, transfer and convey unto **Louie Oropeza ("Grantee")**, his successors and assigns, all of Grantor's right, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described on Exhibit "A" hereto.

This is unimproved property known as 1114 B Lawrence Avenue, Nashville, Davidson County, Tennessee 37204.

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

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

GRANTOR:

Mary Elizabeth Hulsey
f/k/a Mary Elizabeth Oropeza

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 Mary Elizabeth Hulsey f/k/a Mary Elizabeth Oropeza, the 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 official seal at office, this 17 day of July, 2023.

NOTARY PUBLIC
My Commission Expires: 10/2/23

CLAIRE H. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Land in Davidson County, Tennessee, being Unit B on the Plan of 1114 Lawrence Avenue Townhomes, as established by Master Deed/Declaration Establishing a Horizontal Property Regime of record in Instrument No. 20170215-0015617, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being part of the same property conveyed to Mary Elizabeth Oropeza and Louie Oropeza by Warranty Deed dated September 24, 2013, of record as Instrument No. 20130927-0101987 in the Register's Office for Davidson County, Tennessee. The said Mary Elizabeth Oropeza and Louie Oropeza having since divorced, and Mary Elizabeth Oropeza now being known as Mary Elizabeth Hulsey. See Final Decree of Divorce entered in the Fourth Circuit Court of Davidson County, Tennessee on June 23, 2020, in Docket No. 17D-1297.

THIS INSTRUMENT WAS PREPARED BASED UPON INFORMATION PROVIDED BY THE PARTIES HERETO. THE LEGAL DESCRIPTION HEREIN IS TAKEN FROM THE PRIOR INSTRUMENTS OF RECORD, AND PREPARER ASSUMES NO LIABILITY FOR THE ACCURACY OR COMPLETENESS THEREOF. NO INDEPENDENT TITLE EXAMINATION HAS BEEN CONDUCTED BY PREPARER.

Tennessee Certification of Electronic Document

I, George Mudter, 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 7/17/23 (date of document).

Affiant Signature

7/17/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 17 day of July, 2023.

Claire H. Jenkins
Notary's Signature

MY COMMISSION EXPIRES: 10/2/23

NOTARY'S SEAL

CLAIRE H. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY