REGISTER'S USE ONLY:

Karen Johnson Davidson County
Batch# 1031638 DEEDQC
07/27/2023 12:52:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230727-0058028

OATH: I, the undersigned affiant, do hereby swear or affirm that the actual consideration for transfer or the value of the property being transferred, whichever is greater, is $0.00.

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED THIS 20th DAY OF July 2023

SEAL

NOTARY PUBLIC
COMMISSION EXPIRES:

PATRICIA D. CAVITT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2026

THIS INSTRUMENT PREPARED BY:
Foundation Title & Escrow
Commercial Services Division
277 Mallory Station Rd., Suite 102
Franklin, TN 37067

SEND TAX BILLS TO:
CMG Mortgage, Inc.
3160 Crow Canyon Road
Suite 400
San Ramon, CA 94583

19 059
Parcel No. ~~057~~ 07-0A-059.00

NEW OWNER:
Sarai Corea and Sara Delia Corea
1212 Arroyo Drive
Nashville, TN 37218

QUIT CLAIM DEED
(TO CREATE JOINT TITLE)

This indenture is made and entered into this 20th day of July, 2023 between SARAI COREA (hereinafter referred to as "GRANTOR"), and R. W. Hardison (hereinafter referred to as "TRUSTEE") and SARAI COREA AND SARA DELIA COREA, as joint tenants with rights of survivorship (hereinafter referred to as "GRANTEE").

For and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, cash in hand paid, Grantor does by these presents, sell, release, remise and quitclaim unto Grantee, all of Grantor's right, title and interests, marital or otherwise, in and to the following described tract or parcel of real property:

Land in Davidson County, Tennessee, being Lot No. 59 on A Final Plat for The Crossing at Drakes Branch, Phase 2, according to plat appearing of record in Instrument No. 20220427-0048408, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete legal description.

Being a portion of the same property conveyed to SDH Nashville, LLC, a Georgia Limited Liability Company, by Special Warranty Deed from DB Partners, LLC, a Tennessee Limited Liability Company, dated October 26, 2022 and recorded October 31, 2022 in

Instrument No. 20221031-0117397, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Sarai Corea by Special Warranty Deed from SDH Nashville, LLC, a Georgia Limited Liability Company, executed and recorded concurrently herewith in Instrument No. 20230721-0056442, in the Register's Office for Davidson County, Tennessee.

The real property conveyed hereby is ☑ improved ☐ unimproved with a property address of: 1212 Arroyo Drive, Nashville, TN 37218. In the event of a discrepancy between the property address and the legal description, the legal description shall control.

The above-described property is the same property contained in the prior deed and no new survey is available.

The express purpose of this instrument is to create a joint tenancy with rights of survivorship (and not a tenancy in common) between Grantor and Grantee. Trustee for the express purpose of carrying out the intent of this transfer, as above set out, does hereby remise, release and forever quitclaim unto Grantee, as joint tenants with rights of survivorship (and not as tenants in common), their heirs and assigns, the same property hereinabove described and set forth, to which reference is hereby made, and said property is quitclaimed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

In Witness Whereof, Grantor has set its hand(s) the date first above-written.

SARAI COREA

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared SARAI COREA, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed for the purposes therein contained.

Witness my hand and seal at office in the aforesaid state and county this 20th day of July, 2023.

SEAL



NOTARY PUBLIC
COMMISSION EXPIRES: 2/24/26

In Witness Whereof, Trustee has set his hand the date first above-written.

R. W. HARDISON, TRUSTEE

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared R. W. HARDISON, TRUSTEE, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed for the purposes therein contained.

Witness my hand and seal at office in the aforesaid state and county this 20th day of July, 2023.

SEAL

NOTARY PUBLIC
COMMISSION EXPIRES: _____

PATRICIA D. CAVITT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2026

Certificate of Authenticity

I, Tonya Loftin, 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 7/20/2023.

Date

Tonya Loftin
Affiant Signature

July 27, 2023
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 27th day of July, 20 23.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

My Commission Expires: _____
Date

Notary's Seal (if on paper)